



## Brook Street, Rearsby

Leicester, Leicestershire, LE7 4YA

£435,000



Individually designed, walk in and be surprised by this three/four bedroom dormer style detached bungalow, occupying a tucked away particularly private plot in the sought after and peaceful village of Rearsby. Somewhat larger than the exterior would suggest, the flexible accommodation boasts oak doors throughout and includes an entrance hallway, lounge, modern breakfast kitchen, family room extension, utility room, 24ft main bedroom (potential to split into two separate bedrooms) and a family bathroom. Upstairs you will find a second double bedroom with built in storage, shower room and a further bedroom with open access through to a walk in wardrobe/bedroom. Approached via a shared gravelled driveway, externally there is car standing and lawned gardens with majority walled boundaries and access to a detached home office. An internal viewing is essential to fully appreciate the size and position of the accommodation on offer.

### **Accommodation**

A glazed obscured front door with side window open into the:

### **Entrance Hallway**

The larger than normal hallway gives access to the majority of the downstairs accommodation, with a central heating radiator, useful storage cupboard, coving and a staircase rising to the first floor.

### **Lounge**

11'5" x 19'10" (3.48m x 6.05m)

Positioned around a feature open fireplace, the primary living space enjoys lots of natural light provided by dual aspect glazing. With carpet flooring, two central heating radiators and a TV point.

### **Breakfast Kitchen**

10'9" max x 13'5" (3.28m max x 4.09m)

Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over. Features include a built in 'Bosch' double oven, 'Lamona' hob and extractor hood above, integrated dishwasher, space for fridge freezer and an inset ceramic sink and drainer unit with mixer tap. Featuring a breakfast bar, there is wood effect flooring, door to the utility room and open access through to the:

### **Family Room**

14'2" x 17'4" (4.32m x 5.28m)

Created by the current owners, the extension offers space for both for formal dining and sitting, with bi-folding doors to the lawned rear garden ideal for those occasions when entertaining. With wood effect flooring, central heating radiator and a window to the side elevation.

### **Utility Room**

8'9" x 5'9" (2.67m x 1.75m)

Offering continuation of the units from the kitchen, the utility room offers an inset sink and drainer, space for washing machine and tumble dryer, wood effect flooring, double glazed window, useful storage cupboard and a consumer unit.

### **Bedroom One**

24'5" x 12'0" (7.44m x 3.66m)

Larger than average in size and boasting the potential to be split into two comfortable double bedrooms, the main bedroom offers a window to the front elevation, sliding patio doors to the garden, three central heating radiators, coving and carpet flooring.

### **Family Bathroom**

8'9" x 10'9" (2.67m x 3.28m)

Fitted with a three piece suite comprising a wash basin with tiled vanity unit, low flush wc and bath with mixer shower tap over, with a central heating radiator, linen cupboard, ceramic tiled walls and a glazed window to garden.

### **First Floor Landing**

Giving access to the bedrooms and shower room, with a study area, built in cupboard housing the Worcester Bosch Boiler, carpet flooring and a hatch to the loft space.

### **Bedroom Two**

12'2" not into robes x 12'0" (3.71m not into robes x 3.66m)

A double room enjoying the use of built in storage, with a double glazed window, carpet flooring and a central heating radiator.

### **Bedroom Three**

13'10" not into robes x 10'9" max (4.22m not into robes x 3.28m max)

With built in storage, carpet flooring, central heating radiator and two windows overlooking the lawned walled rear garden. Open access leads through to the:

### **Bedroom Four/Walk in Wardrobe**

11'1" not into robes x 8'5" (3.38m not into robes x 2.57m)

Ideal for use a walk in wardrobe or bedroom, there is built in storage, double glazed window and carpet flooring.

### **Shower Room**

6'7" x 5'7" (2.01m x 1.70m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds. With a central heating radiator and obscure window.

### **Outside**

Accessed via shared private gravel drive, the tucked away plot offers a lawned garden to the front with a pathway leading to the front door and car standing. Gated access to the side leads to a mainly laid to lawn garden with characterful walled boundaries, feature pond and a variety of shrubs, trees and plants. There is also two useful timber sheds, bin store to the side, outside tap and a double external socket in garden. There is also a door leading to the home office.

### **Home Office / Workshop**

17'4" x 9'2" (5.3m x 2.81)

Converted for use as office space, with windows to the front and side elevation, side door to lawned garden, LED lighting, data point, insulation and access to a wc and wash hand basin.

### **Tenure & Council Tax**

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### **Viewing Arrangements**

Viewings are strictly by appointment only.

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### **Money Laundering**

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### **Agents Note**

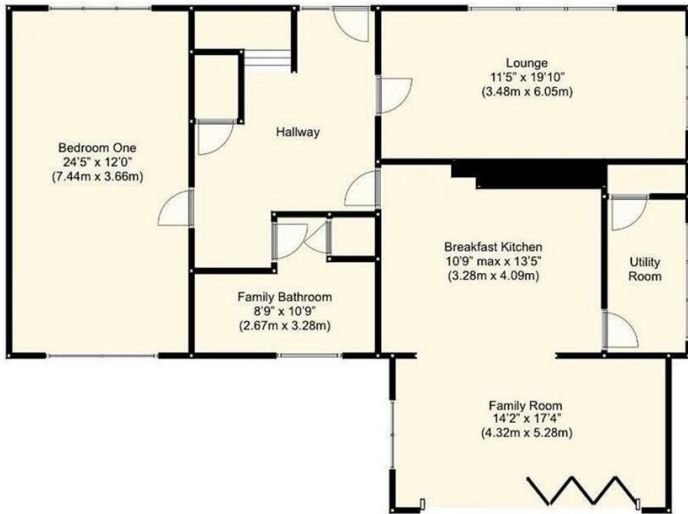
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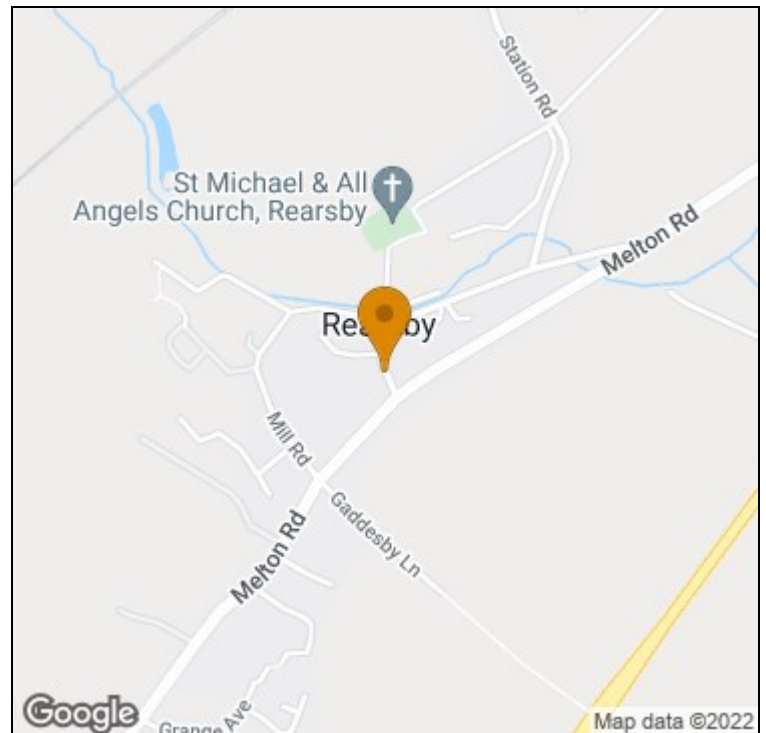
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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