



# Brook Street Rearsby

- Beautiful four bedroom family home
- Circa 1,100sqft of internal living accommodation
- Delightful village location
- Well-appointed kitchen and dining room
- Four versatile bedrooms
- Garden with patio seating
- Garage and off-road parking
- Close to stunning countryside walks
- EPC Rating C / Council Tax Band D / Freehold

This well-positioned family home sits in the popular village of Rearsby, offering a semi-rural feel while staying close to local amenities. It combines village living with easy access to countryside walks and everyday conveniences.

Inside, the house offers circa 1,100 sqft of practical and flexible living accommodation suited to modern living. The property benefits from solid brick construction throughout, offering enhanced sound insulation and reduced noise transfer between rooms.

The ground floor features a bright dual-aspect lounge with French doors to the garden, flowing into a dining area, alongside a fitted kitchen with garden access. Upstairs are four well-proportioned bedrooms and a family bathroom, allowing space for family life, guests or home working.

Outside, the rear garden is well maintained with mature borders and a patio area ideal for seating and entertaining. The property also benefits from a rear garage, off-road parking for at least two vehicles, and useful storage potential. The location is well regarded, with local pubs, cafés and village amenities nearby.





### Accommodation:

Upon entering, a welcoming entrance hall sets the tone, offering access to a guest cloakroom and stairs rising to the first floor. The accommodation extends to circa 1,100sqft and includes a charming dual-aspect lounge, flooded with natural light and enhanced by French doors opening onto the rear garden. This space flows seamlessly into the adjacent dining area, creating an ideal setting for both everyday living and entertaining. To the rear, a tasteful kitchen is fitted with a matching range of units and provides direct access to the garden.

To the first floor, the property continues to impress with four bedrooms, offering flexibility for family life, home working or guest accommodation. These rooms are served by an attractive family bathroom, fitted with a pleasant three-piece suite.

### Gardens and land:

Externally, the property enjoys a delightful rear aspect with a carefully maintained garden. Mature flowerbeds line the borders, while a peaceful patio area provides an ideal spot for outdoor seating and entertaining. Further benefits include a convenient garage positioned to the rear of the home, offering useful storage or potential for conversion, subject to the necessary consents. Ample off-road parking for at least two vehicles, with access from the rear.



### Location:

Situated in this sought-after location, the home is well placed for a variety of local amenities and the charm of village living. Residents can enjoy nearby countryside walks, as well as popular local cafes and eateries such as The Wheel Inn and Beardsleys Tearoom, making this a wonderful opportunity for those seeking a well-rounded lifestyle in a highly regarded Leicestershire village.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

### Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

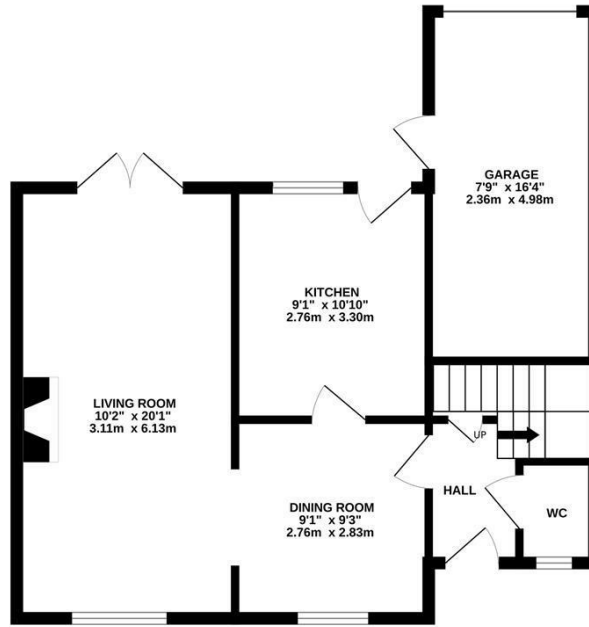
**Money Laundering:**

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

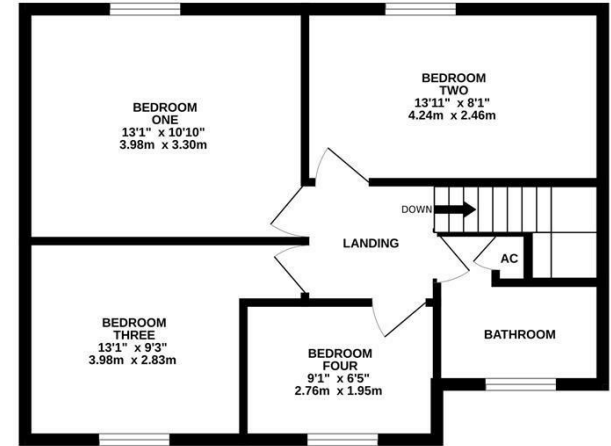
**General Note:**

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



