

Alexanders
MarketMakers.

Church Road
Wanlip

- Spacious four bedroom detached home
- Flexible two-storey accommodation
- Excellent multigenerational potential
- Three versatile reception rooms
- Spacious contemporary kitchen
- Two bedrooms on each floor
- Excellent workshop and storage space
- Mature wrap-around gardens with privacy
- EPC Rating D / Council Tax Band F / Freehold

Alexanders Estate Agents are delighted to offer this substantial and versatile four-bedroom home, ideally positioned on Church Road within the sought-after village of Wanlip. Extending to approximately 2,185 square feet, the property offers generous and adaptable accommodation arranged over two floors, with an unusually flexible layout and excellent provision for both everyday living and entertaining.

A particular feature is the arrangement of bedrooms and bathroom facilities across both floors, including two ground-floor bedrooms, a bathroom and separate walk-in shower room, offering considerable flexibility for multigenerational living or those requiring accommodation on one level. The property also benefits from three separate reception rooms, a well-appointed kitchen with separate utility room and first-floor en suite facilities, creating a home that can adapt readily to changing needs.

Externally, there is a substantial double garage with additional store, providing excellent parking, storage and workshop potential, while the property's village setting offers a peaceful environment with convenient access to Leicester, Syston and the wider Leicestershire area. With Syston railway station and the A46 also readily accessible, Church Road provides a particularly well-connected village location.













Accommodation:
The property is approached via a welcoming entrance hall, providing access to the principal ground-floor accommodation and stairs rising to the first floor. There are three well-proportioned reception rooms comprising a generous living room, separate sitting room and dining room, providing a versatile arrangement for both everyday living and entertaining.

The kitchen provides a practical and well-appointed space, complemented by a separate utility room. The ground floor also provides two bedrooms, together with a bathroom and separate walk-in shower room, creating a particularly useful arrangement for those requiring accommodation on one level and offering genuine flexibility for multigenerational living.

To the first floor are two further bedrooms, together with a dressing room and en suite facilities. The bedrooms are well proportioned, while the dressing room provides useful additional space with scope for a variety of uses.

Gardens and land:
The property benefits from a generous frontage with driveway parking leading to the substantial double garage. The detached garage provides considerably more than straightforward parking, with an additional store offering valuable space for hobbies, workshop use and general storage.

The grounds provide a practical setting surrounding the property, with the extensive outbuilding and parking provision being a particular advantage rarely found alongside accommodation of this scale.

Location:
Church Road is situated within the popular village of Wanlip, a peaceful Leicestershire village located just north of Leicester. The village enjoys a pleasant rural setting while remaining conveniently positioned for Leicester and the neighbouring town of Syston, with a range of everyday amenities, shops, schools and recreational facilities available within easy reach.

Syston railway station provides regular rail connections, while the nearby A46 gives straightforward access to the wider road network and surrounding towns. Leicester city centre is also readily accessible, offering an extensive range of shopping, leisure, cultural and educational facilities.

Wanlip therefore combines the tranquillity of village living with excellent accessibility, making Church Road a particularly convenient location for those seeking substantial accommodation within easy reach of Leicester and the wider Leicestershire area.

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 F.

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


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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.

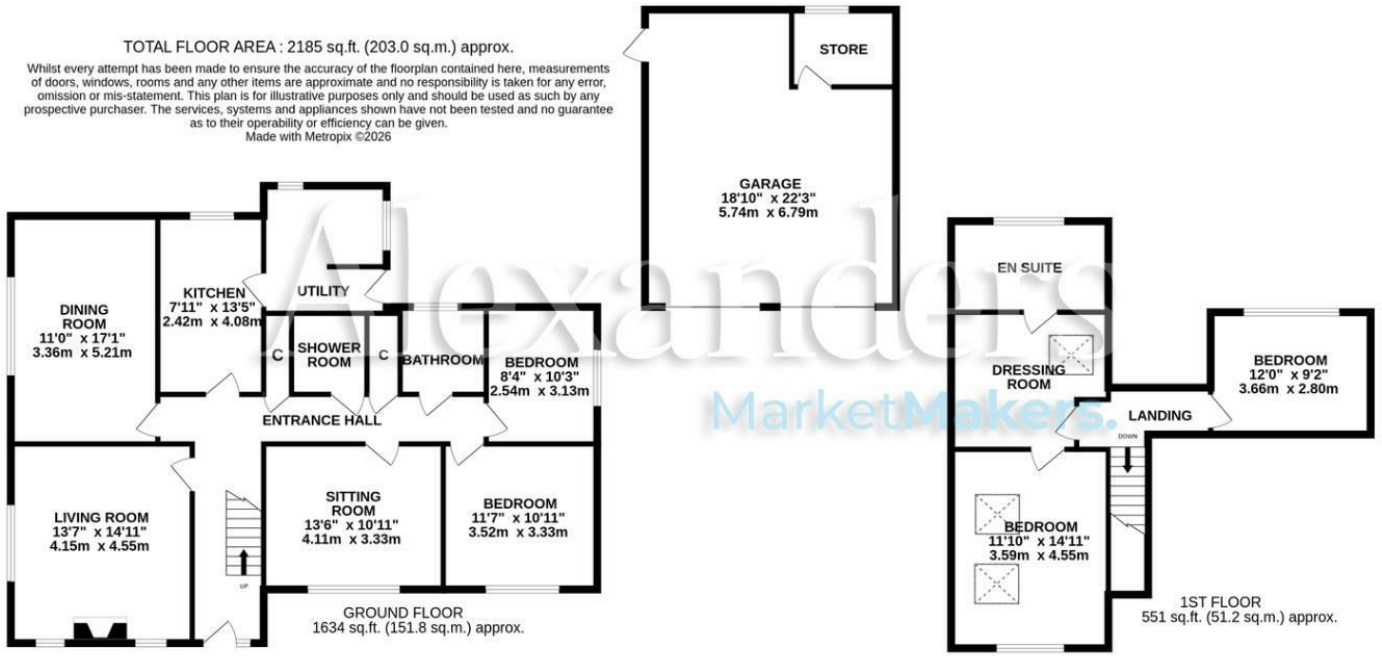
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

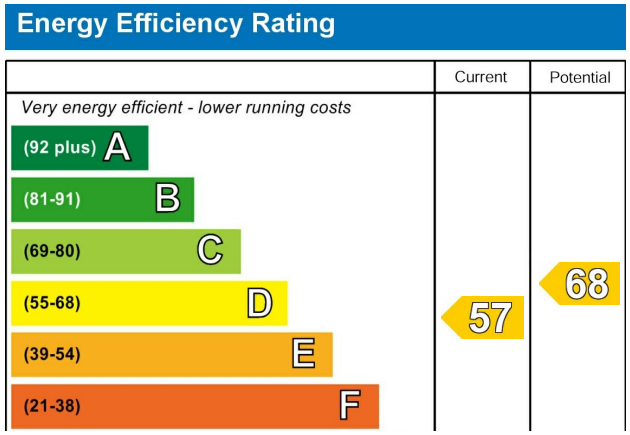
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither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

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

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.









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