



1756a Melton Road, Rearsby

Guide Price £1,250,000



1756a Melton Road

Rearsby, Leicester

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Character home with extensive accommodation
- Impressive two storey rear addition with glass link
- Grade II listed
- Approximately one third acre plot.
- Four double bedrooms (two en-suite)
- Cobbled courtyard with electric gated entrance
- Period features and luxury appointments throughout
- Multiple reception spaces & home office
- Landscaped private gardens to rear.
- Re-fitted dining kitchen



REARSBY

Rearsby is a well serviced village situated adjacent to the A607 on the edge of the Wreake Valley ideally placed for ease of access to Leicester, Melton Mowbray, Loughborough and nearby Syston. The north-west Leicester A46 western by-pass provides direct access to the M1/69/42. The village offers an active community revolving around the village Church, St Michael and All Saints and the village primary school. Local amenities include a tearoom and two public houses plus footpaths for walks in local countryside and along the River Wreake.

COURTYARD & DRIVEWAY

The property is well set back from the road behind a walled frontage with electric entrance gates providing complete privacy. The partially cobbled, planted and enclosed courtyard provides ample parking leading to the garage and adjacent car-port with access via the left side of the plot to the rear garden.

GARAGE AND CAR PORT

The garage (5.88m/19'3" x 3.73m/12'3") has an up/over access door plus side personnel door from the carport (4.79m/15'9" x 3.36m/11'0") and has lighting and power laid on internally. The car port is open to three sides and of timber construction.

RECEPTION/DINING HALL

16' 8" x 16' 4" (5.08m x 4.99m)

A spacious reception room with stairs leading up and off to the first floor, cloaks/storage under the stairs, timber plank flooring, window and door to the front elevation and full length glazed door to the garden.

GROUND FLOOR WC

With flooring to match the hall, two piece white suite comprising WC and wash-basin. Ceiling down-lights, extractor fan.

FAMILY SITTING ROOM

17' 5" x 16' 8" (5.32m x 5.08m)

A good sized but nevertheless intimate feeling room with double glazed windows to front and rear, oak





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KITCHEN & DINING ROOM

17' 3" x 16' 8" (5.25m x 5.09m)

The hub of the house; an attractive space with lots of light from the front facing twin French doors and with ample room for day-to-day dining. Contemporary units with marble worktops and undercut sink plus space for range cooker, extractor hood, built in fridge and freezer. Ceiling down-lights and access off to the following three rooms.

UTILITY ROOM

8' 6" x 7' 6" (2.58m x 2.28m)

Fitted to match the kitchen with double glazed window and door to the rear elevation, skylight window to the side elevation and oak plank flooring.

HOME OFFICE

8' 10" x 8' 6" (2.70m x 2.58m)

The perfect home working space or simply a study room for the whole family, double glazed window and door to the front elevation, exposed brickwork and A-frame beam.



GLAZED PASSAGE

This two storey space connects the original building to the ground floor main sitting room and to the first floor master suite via three steps leading down on each level.

SITTING ROOM

20' 6" x 16' 8" (6.25m x 5.09m)

A spacious and welcoming reception space lent drama by the glazed approach and having multiple windows and French doors opening out to the covered rear seating space. Ceiling lighting and under-floor centrally heated.

FIRST FLOOR LANDING

25' 0" x 9' 10" (7.61m x 2.99m)





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With access to three of the four bedrooms and the family bathroom, additionally a glazed passage leads rearwards to the master bedroom. Sizes are maximum.

MASTER BEDROOM

20' 6" x 17' 9" (6.25m x 5.40m)

With initial dressing area having a set of three double wardrobes and access of to the en-suite bath/shower room and open door way leading into the master bedroom which has a vaulted ceiling, reading and ceiling lights and vanity unit. French door with fully glazed surround and remote control fitted blinds lead out to a decked balcony with glazed handrail overlooking the garden. Sizes are maximums into dressing area.

EN-SUITE BATHROOM

9' 6" x 9' 1" (2.89m x 2.76m)

The en-suite offers a full four-piece suite comprising a free standing bath with mixer and hand shower, separate shower cubicle, wash basin with illuminated mirror and close coupled WC. There's also a skylight window, towel radiator and ceiling down-lights.

BEDROOM TWO

16' 8" x 12' 9" (5.08m x 3.88m)

A spacious second suite ideal for guests, having its own en-suite shower room and a walk in wardrobe with pocket door and lots of storage. There are windows to both front and rear, ceiling lighting and a central heating radiator.

EN-SUITE SHOWER ROOM

9' 8" x 4' 2" (2.95m x 1.27m)

With three piece shower suite, towel radiator, extractor and ceiling lighting.



BEDROOM THREE

17' 1" x 10' 11" (5.20m x 3.33m)





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A double room, with fitted wardrobes, French windows and Juliet balcony to the front elevation, exposed A-frame, ceiling lighting and central heating radiator.

BEDROOM FOUR

17' 1" x 12' 7" (5.20m x 3.83m)

A double room with fitted wardrobes, French windows and Juliet balcony to the front elevation, exposed A-frame, ceiling lighting and central heating radiator. Sizes are maximums.

FAMILY BATHROOM

9' 2" x 7' 9" (2.79m x 2.37m)

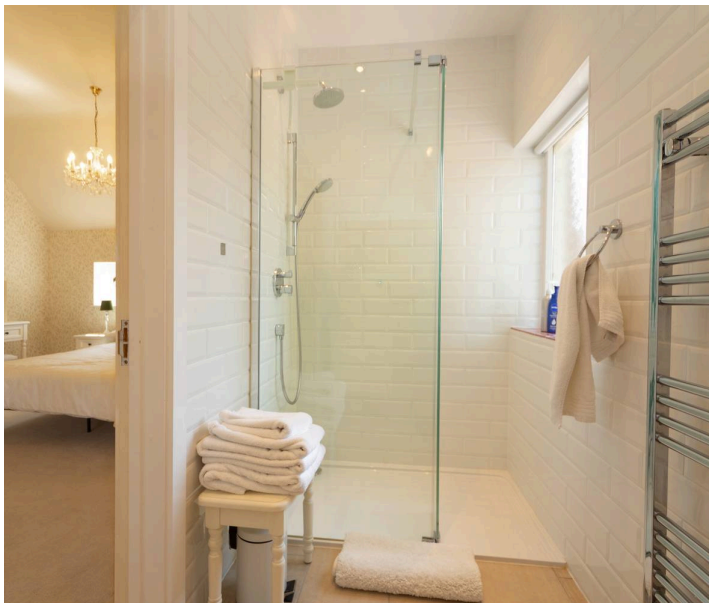
Attractively fitted with panelled bath, double cubicle, WC and wash-basin with storage. Double glazed window, feature lighting, towel radiator and exposed A-Frame beam.

FRONTAGE

The property is well set back from the road behind a wall frontage with electric entrance gates providing complete privacy. The partially cobbled, planted and enclosed courtyard provides ample parking leading to the garage and adjacent car-port with access via the left side of the plot to the rear garden.

GARDENS

With generously proportioned lawns, mature planting and specimen trees, covered seating space, paved pathways, greenhouse, patio with lean-to timber gazebo. Accessed via a side passage with boiler house off.

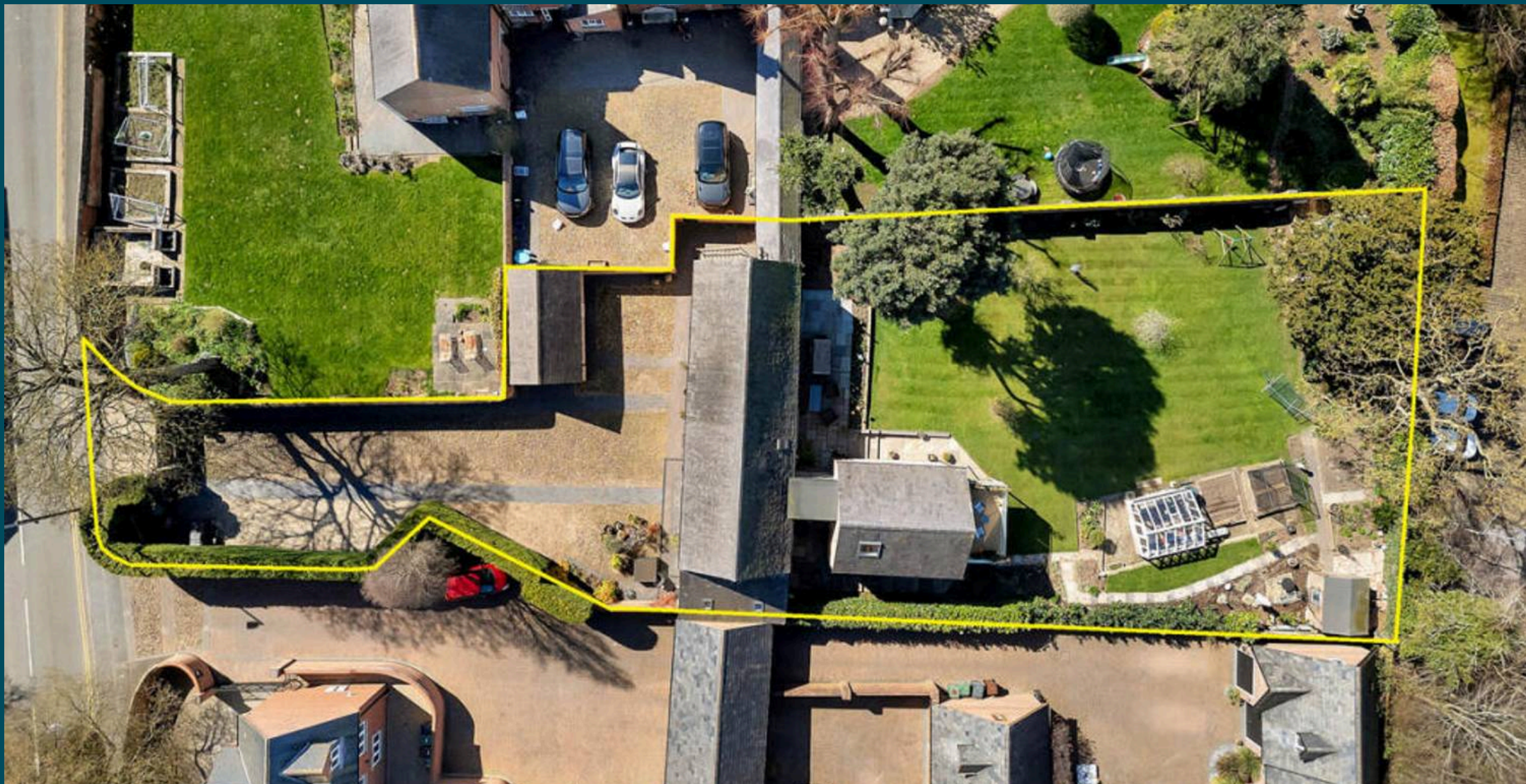








Total area: approx. 3194.1 sq. feet



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