

Sinclair



25 Brookside, Rearsby

Leicester

£450,000

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Rearsby, Leicester

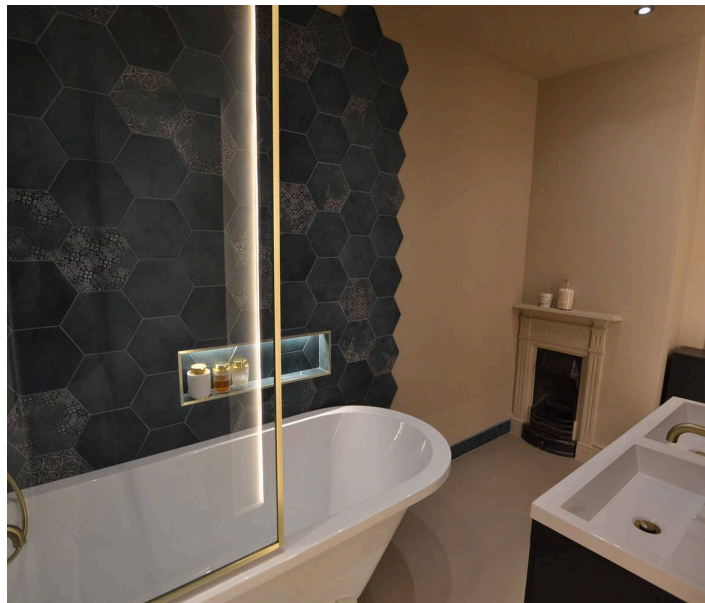
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Extended Period Property
- Picture Postcard Setting
- Beautiful Interior & Design
- Three Bedrooms
- Two Reception Rooms
- Utility Room & WC
- Feature Dining Kitchen & Bathroom



Reception Hall

Reception Hall is accessed via composite door (fitted with flood gate system). The hall has a balustrade staircase accessing the first floor and a flagstone styled tiled floor which continues through the entirety of the ground floor all with zone underfloor heating to each separate room. Cittal style sliding doors accessing the living room and separate sitting room.

Living Room

11' 10" x 10' 9" (3.61m x 3.28m)

(Measurements to the side of chimney breast) UPVC double glazed windows with fitted shutters overlooking the Green, feature central exposed brick fireplace with slate hearth surmounted by a woodburning stove. Continued flooring from the hallway with underfloor heating.

Sitting Room

12' 11" x 12' 2" (3.94m x 3.71m)

(Measurements to the side of chimney breast) Feature central ornamental alcove to the chimney breast, UPVC double glazed window with fitted shutters, continued flooring from the hall with underfloor heating and sliding cittal style sliding door accessing the home office/study. Open access to the extended and re-fitted open plan dining kitchen.

Office Space

6' 8" x 7' 2" (2.03m x 2.18m)

Super use of space to provide an enclosed home office/study with exposed brick feature wall UPVC double glazed window. Continued flooring from the sitting room with underfloor heating.



Open Plan Dining Kitchen

14' 4" x 19' 0" (4.37m x 5.79m)

(Maximum Measurement) This central hub to the property has been thoughtfully extended and superbly re-designed in layout to provide an open plan dining feature kitchen. To the dining area, there are two double glazed UPVC patio doors and adjacent multi pane window. The kitchen is a particular feature of sale with high specification in design, bespoke and hand made by 'Portree Kitchens' with subtle LED lighting. Belfast style sink unit with mixer tap over and cupboards, Dekton heat resistance and low maintenance worktops. The kitchen comes with a range of integrated appliances, including NEFF combination microwave oven with additional oven under, dishwasher, fridge and freezer. There are corner space saving shelving to the cupboards. The centre Island has a quartz worktop which provides breakfast bar area and storage. There is a NOVY induction hob with built-in extractor fan. Double doors to the drive. A hidden gem lies behind double doors which open to the utility room and WC

Utility Room & Wc

4' 6" x 8' 8" (1.37m x 2.64m)

Brilliant hidden room with utility space and quartz worksurface, plumbing for washing machine, space for tumble dryer and slimline wine fridge space. There there are fitted wall units one of which house is the combination Gas fed boiler (2024), double glazed skylight window. In addition to the utility is a low flush stylish black WC with matching hand basin and mixer tap.

Landing

With a feature period balustrade and handrail the landing gives way to three bedrooms and a stunning bathroom. The multi-pane UPVC double glazed window overlooks the Green there is a loft access hatch with pulldown ladder.



Bedroom One

14' 9" x 8' 11" (4.50m x 2.72m)

(Measurements to side of chimney breast) Feature exposed brick fireplace, period style radiator and UPVC double glazed window with pleasant outlook over the Green.

Bedroom Two

14' 7" x 12' 0" (4.45m x 3.66m)

(Measurements to side of chimney breast) UPVC double glazed window overlooking the garden and a tall standing period style radiator.

Bedroom Three

6' 1" x 12' 2" (1.85m x 3.71m)

UPVC double glazed window with pleasant outlook over the Green and period styled radiator

Bathroom

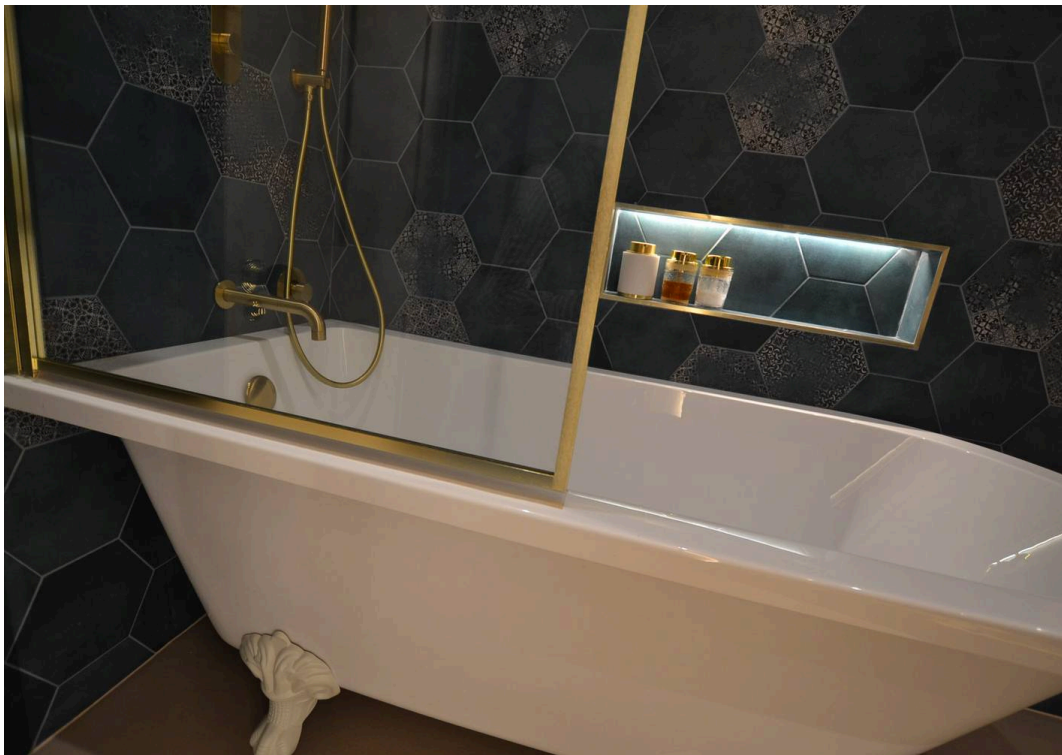
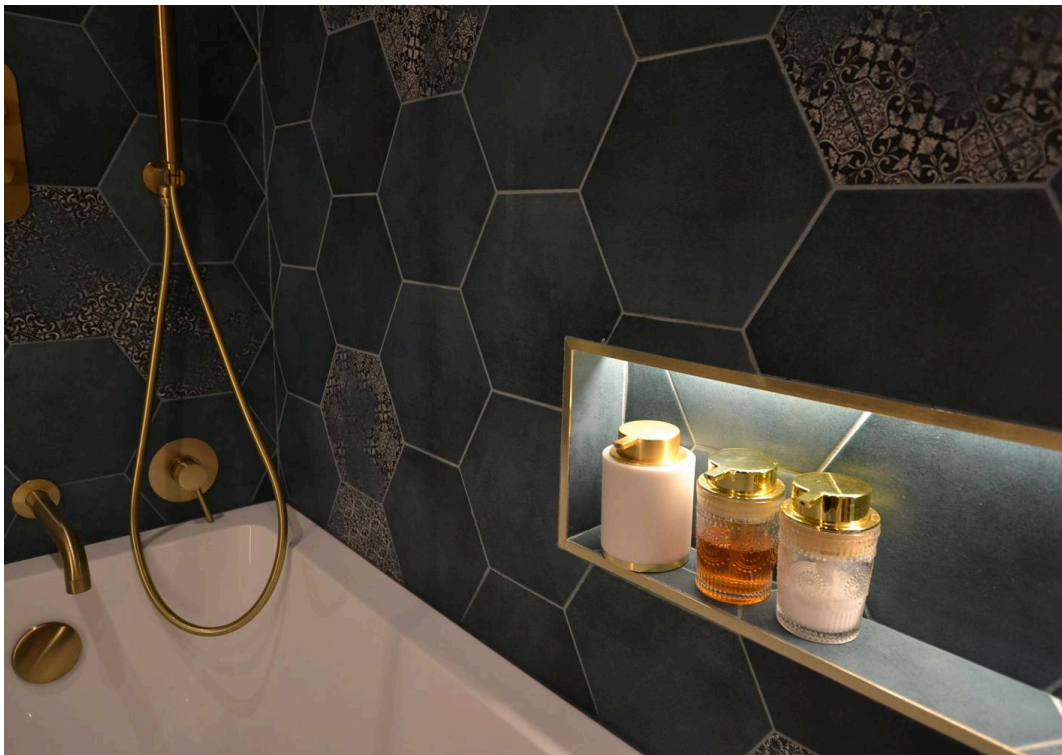
The bathroom is yet another feature of sale being beautifully designed with stylish feature wall with LED back lighting, brass effect fittings, twin wash hand basin with storage under and matching twin LED mirrors. The clawfoot bath has brass effect fittings and matching shower screen with drencher shower head over and an additional showerhead and hose; all complimented by stylish tiled surround with an inset shelf.

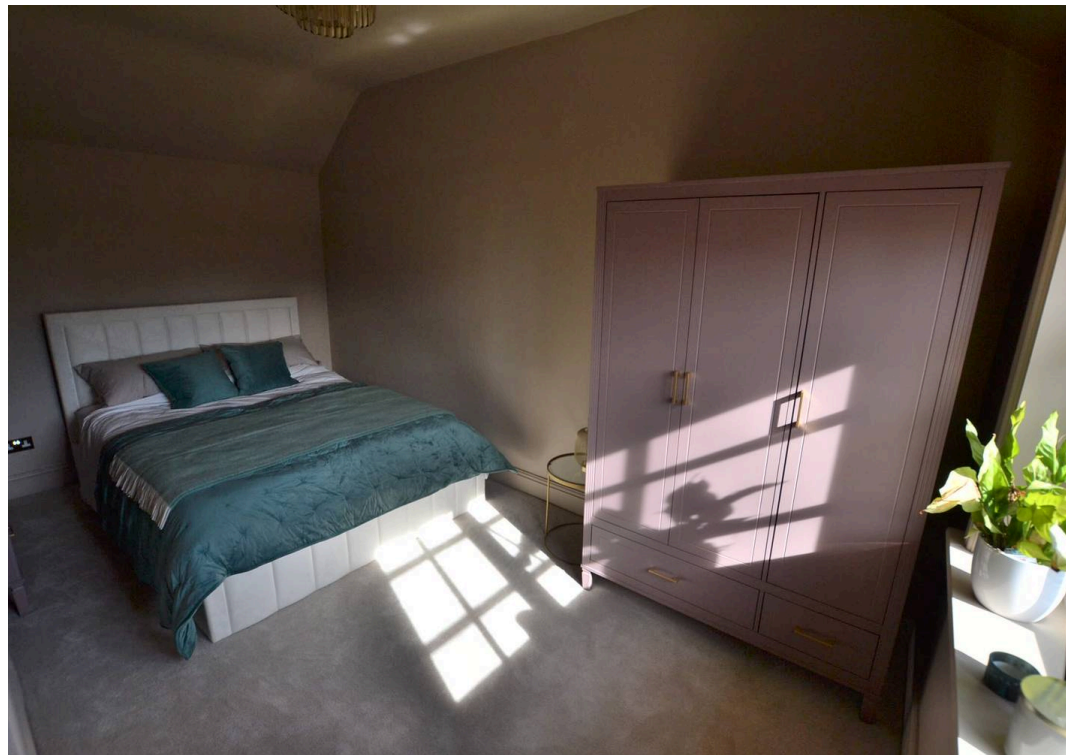












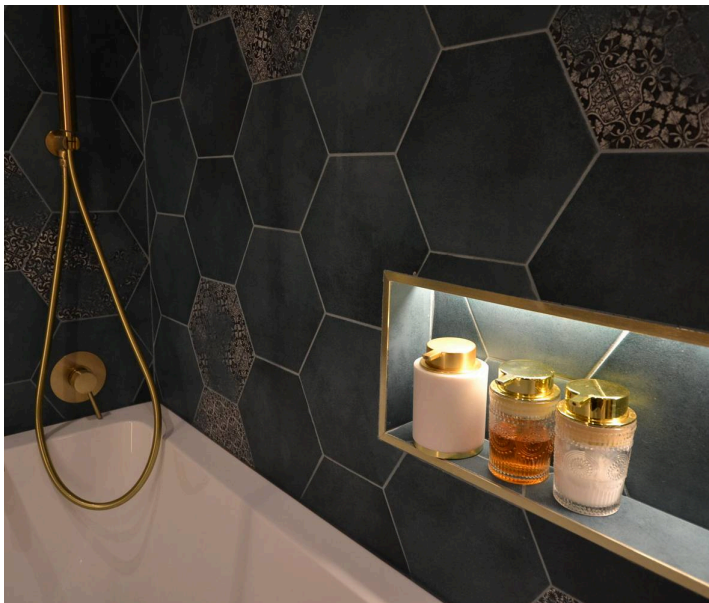


GARDEN

The garden enjoys privacy to the plot with brick boundaries. There is a patio area and central path leading to the rear via lawned areas. To the rear there is a raised deck with covered gazebo seating area. There is a metal store

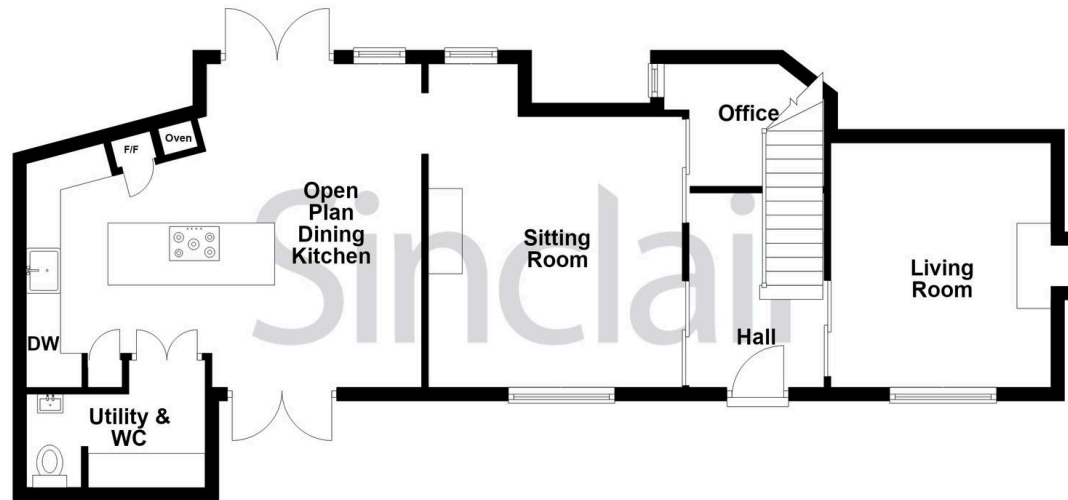
DRIVEWAY

2 Parking Spaces

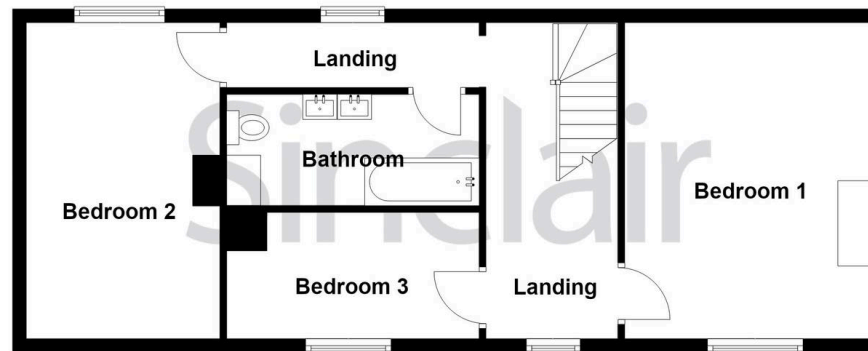




Ground Floor



First Floor





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