

**Jackdaws,
Church Leys, Station Road,
Rearsby, LE7 4ZJ**

Asking Price: £900,000



Oliver Rayns
ESTATE AGENTS



- Converted Bungalow
- Three Double Bedrooms
- Exclusive Church Leys Development
- Three Bathrooms
- Open Plan Kitchen Living Dining
- Original Features Throughout
- Double Garage And Driveway For Two Vehicles
- Private Cul De Sac
- Spanning Over 2100 Sq. Ft
- Fitted Wardrobes Throughout



This bespoke Bungalow has traditionally-styled double-glazed windows allowing light to flood the rooms. Underfloor heating in some ground floor areas complements porcelain and stone tiled floors and carpets, while oak panelled doors and spectacular vaulted ceilings blend seamlessly with the latest in technology, including acoustic insulation, fibre optic internet and CCTV, outside and low energy lighting, as well as gas central heating to give you all the comforts of today's modern living standards.

This magnificent home is approached via a wide brick-paved driveway with space for two cars, adjacent to which is the double garage with an up-and-over door. To the right of the driveway is a wooden pedestrian gate that leads you to the front. This opens into a lobby with a glazed internal door giving access to the long and wonderfully light entrance hall with a tiled floor and a gorgeous Victorian radiator. Through the elegant twin glass panelled doors on the left is the absolutely spectacular living space with wood floor, vaulted ceilings and skylights that allow the light to flood in, and stunning oak beams. The impressive kitchen features elegant handcrafted wall, drawer and base units with quartz work surfaces above and mirrored walls, while the central island with beautiful copper-coloured hanging lights above, has an inset sink unit with mixer tap, an integrated dishwasher and a breakfast bar on one side. Built-in appliances include a Miele double oven, Miele electric hob with a concealed extractor hood above.

The magnificent living/dining space is truly inspiring and features a beautiful brick fireplace with an open tiled hearth and double-glazed doors out to the front of the property. It is a wonderful place for relaxing with family or entertaining friends.

Further along the hall is the utility room which has a matching range of wall and base units, a sink with mixer tap, space and plumbing for washing machine and dryer, as well as a door to the rear. There is also a part-tiled downstairs cloakroom with WC and a wash hand basin in a unit with useful storage space below.

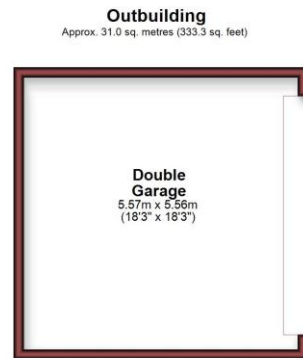
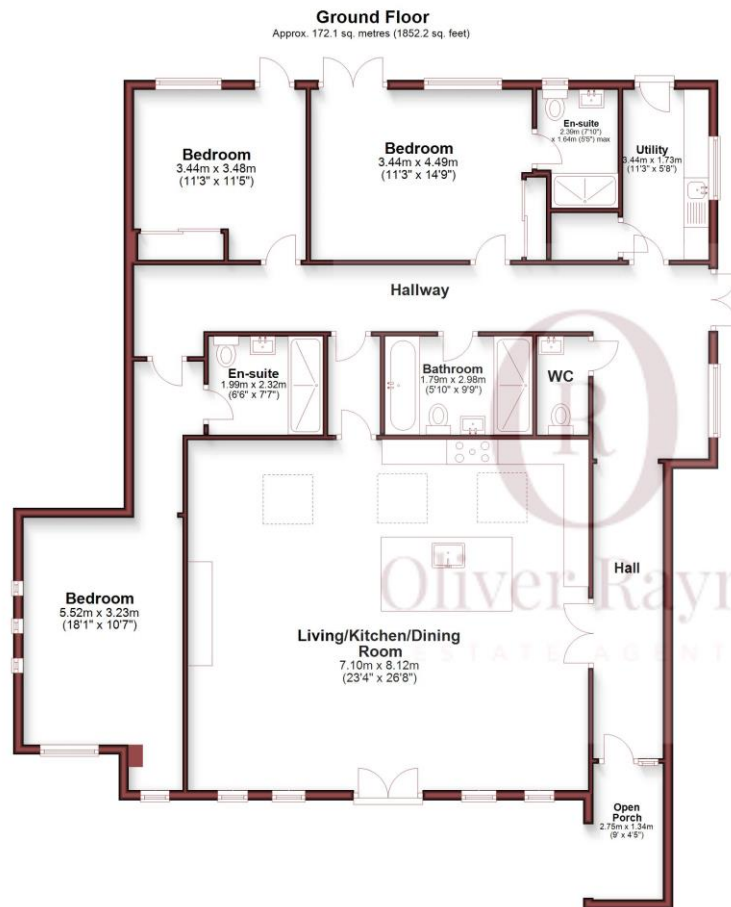
The hall leads round to the charming double-aspect principal bedroom that benefits from a skylight to lighten up the room. There are fitted wardrobes with sliding mirrored doors, charming Victorian radiator below the window and French doors leading onto the rear terrace, The part-tiled en suite has a fully enclosed shower cubicle, WC and a wash hand basin that's set into a two-drawer unit. The second and third bedrooms also have fitted wardrobes, with one benefiting from a part-tiled shower room.

The luxurious fully tiled family bathroom has a white suite incorporating a panelled bath with central mixer tap and attachment, a double-sized, glass-fronted independent shower cubicle, WC and a wash hand basin in a raised two-drawer unit with a recessed mirror above.

Outside, mature shrubs and hedging soften the garage and front driveway while at the rear, the charming, secluded garden features a paved entertaining terrace, ideal for family gatherings, leads to a delightful pagoda with gravel below before opening out onto a lawned area bound by wood panel fencing and hedging.

Service Charge: Approx. £550 PA





Total area: approx. 203.0 sq. metres (2185.6 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Oliver Rayns

106 Queens Road

Clarendon Park, Leicester, LE2 3FL

T: 01162 960 940

E: info@oliverrayns.com

www.oliverrayns.com

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