

# 68A RECTORY ROAD

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WANLIP, LEICESTERSHIRE

GUIDE PRICE £595,000



JAMES  
SELICKS



A beautifully appointed, modern five bedroom, three bathroom detached family home enjoying truly stunning, far reaching views over open fields towards Watermead Park.

Entrance hall • cloakroom • sitting room • study • spacious living/dining kitchen • utility room • master bedroom, Juliet balcony & en suite • three further bedrooms • two bathrooms • driveway • double garage • large store • lawned rear garden • open field views • EPC - C

#### Location

The charming conservation village of Wanlip is perfectly placed between Birstall, Rothley, and Syston, offering an enviable balance of convenience and rural tranquillity. Excellent road links to Leicester, Loughborough and the A46 place the M1, M69 and Fosse Park within easy reach.

#### Accommodation

This beautiful home unfolds with an elegant sense of space. A generous oak fronted entrance hall with solid oak flooring sets the tone, leading to a spacious and bright sitting room complete with a contemporary slate fireplace. Double doors open into a dedicated study, ideal for home working, while a ground floor cloakroom offers a modern two piece suite.

At the heart of the house lies a magnificent living/dining kitchen, a superb entertaining space fitted with a comprehensive range of oak fronted units, Quooker boiling water tap, integrated appliances including microwave and dishwasher, and space for an American style fridge freezer. Underfloor heated tiled flooring adds comfort and practicality. Beyond, a useful utility room provides further appliance space and access to the garden via an oak stable door.

An oak staircase rises to the first floor landing, where thoughtful storage is provided via an airing and additional built in cupboard. The principal bedroom features oak flooring and French doors opening to a Juliet balcony framing uninterrupted countryside views. Its en-suite offers a sleek, contemporary three piece suite with walk in shower. A second double bedroom benefits from a built-in wardrobe and a further modern en-suite shower room, while bedrooms three and four also include fitted wardrobes. A fifth bedroom offers versatility as a nursery, dressing room or hobby space. The family bathroom is finished in a timeless four piece white suite with separate shower, panelled bath and travertine tiled walls.

#### Outside

The property enjoys a wide frontage onto Rectory Lane, with a block edged tarmac driveway providing ample parking and access to the double garage, complete with electric door and an exceptionally spacious adjoining store room. The rear garden is laid mainly to lawn, interspersed with paved seating areas and planted borders, all enclosed by wrought iron fencing framing the truly stunning view across rolling fields.

**Tenure:** Freehold.

**Listed Status:** None. **Conservation Area:** None.

**Local Authority:** Charnwood Borough Council, **Tax Band:** F

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Non-standard construction:** Believed to be Standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.











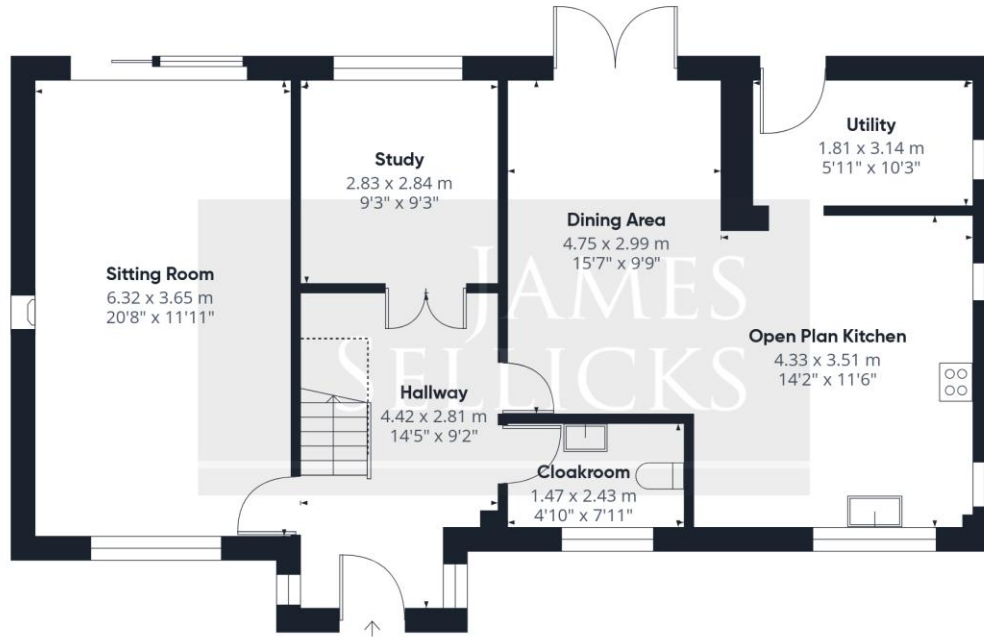
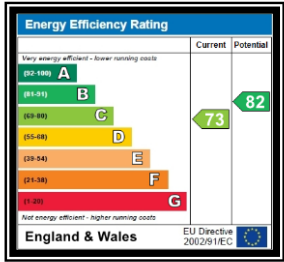




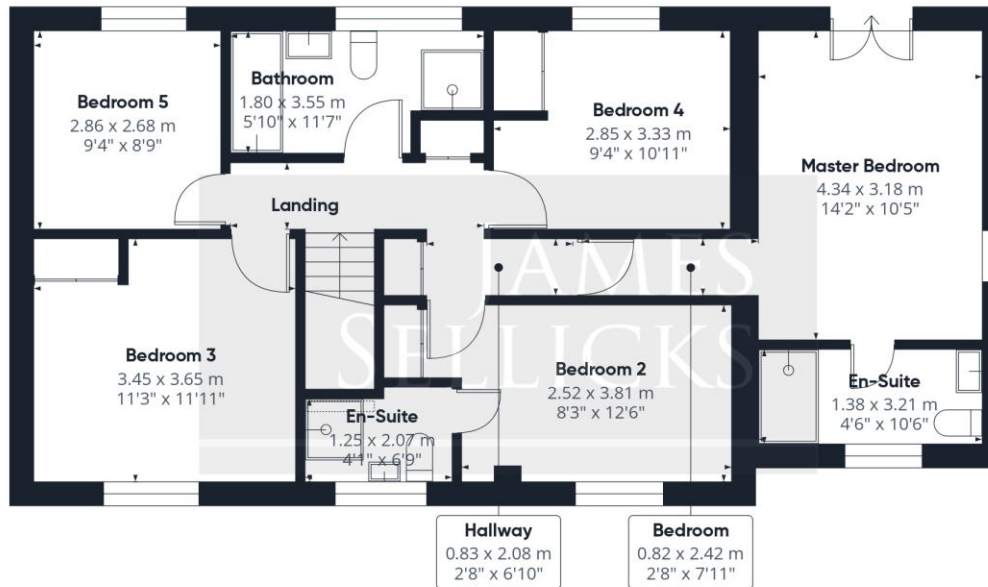








Floor 1



Floor 2



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Approximate total area<sup>(1)</sup>

158.3 m<sup>2</sup>  
1702 ft<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Leicester Office  
56 Granby Street  
Leicester  
LE1 1DH  
0116 2854554  
info@jamesselicks.com

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

jamesselicks.com



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

