

JAMES SELICKS

MITTEN HOUSE

39 LONG STREET
BELTON, LOUGHBOROUGH LE12 9TP



An elegant and imposing, period family home boasting stylish, versatile accommodation over three floors extending to almost 3,000 square feet including a stunning open plan living dining kitchen and five bedrooms including a superb master suite.

Entrance hall • cellar • sitting room • dining room • spacious open-plan living dining kitchen • utility • ground floor cloakroom • three first floor bedrooms • potential en-suite • family bathroom • separate cloakroom • second floor bedroom five • superb master bedroom suite with dressing room and en-suite • front forecourt • gated off street parking • courtyard gardens • double garage • conservatory • EPC - C

Location

The charming, rural village of Belton is in the heart of the Leicestershire countryside and provides a village hall, well-regarded public house with restaurant, GP surgery and Junior school. A wider range of amenities are available within the nearby towns of Shepshed, Loughborough and Ashby de la Zouch. The village offers strong commuter links to Derby, Nottingham, Leicester and Birmingham.

Accommodation

A wooden front door leads into the large entrance hall with stone tiled flooring housing the stairs to the first floor with a door beneath providing access to the cellar and a bespoke, glazed arched door to the kitchen. The sitting room has a dual aspect by virtue of windows to the front and side, an exposed (painted) ceiling beam and a feature stone fireplace with an open fire, brick tiled back and stone hearth. The dining room has a window to the side, stone tiled flooring, an exposed (painted) ceiling beam and a magnificent feature brick Inglenook fireplace with an open fire, brick tiled back, slate hearth and built-in storage to the chimneybreast recess.

The spacious open-plan living dining kitchen has a window and door to the side elevation and boasts an excellent range of eye and base level units and drawers, ample granite preparation surfaces, an undermounted sink with mixer tap and window above, a central island unit with granite top houses the induction hob and provides breakfast bar space. Integrated appliances include a fridge, freezer, dishwasher, combi oven and grill. Exposed (painted) ceiling beams and stone tiled flooring continue through to a family room, flooded with natural light by virtue of a square walk-in bay window with fitted shutters and French doors leading onto the courtyard garden. A utility room with a glazed lantern roof and an oak door to the rear has tiled flooring and a range of eye and base level units with granite worktops and a Belfast sink providing space and plumbing for a washing machine, and access to a useful ground floor WC with a two piece suite.

To the first floor, a large landing with a window to the side gives access to three bedrooms, two doubles with windows (and shutters) to the front and exposed (painted) ceiling beams, one with built-in wardrobes and one with a double glazed window to the rear, having the added benefit of potentially creating en-suite shower room (we understand all plumbing is in place). The luxury family bathroom enjoys a feature vaulted ceiling with an exposed beam, two opaque glazed windows and offers a white four piece comprising a freestanding rolltop bath on claw feet with central taps and shower attachment, a close-coupled WC, pedestal wash hand basin and a large, tiled and glazed shower enclosure, parquet style wood effect flooring and a ladder style radiator. A separate cloakroom with a Velux window provides a vanity wash hand basin and WC.





The large second floor landing has a window to the side and gives access to the magnificent master bedroom suite comprising a spacious bedroom with shuttered windows to the front, a walk-in dressing room with built-in wardrobes all along one wall, a contemporary radiator and access to an en-suite shower room providing an open "wet room" style stone tiled shower area with drench shower head, a wash hand basin with storage beneath and a WC, tiled flooring, LED lighting and a skylight window providing natural light. The accommodation is completed by a fifth, generously proportioned bedroom with a window to the side elevation.

Outside

The property is set back from the road by a small forecourt with wrought iron railings and a personal gate to the front door. Double gates provide vehicular access into the enclosed, paved courtyard providing outdoor entertaining space and secure off street parking leading in turn to the double garage and brick and uPVC constructed conservatory with stone tiled flooring, exposed (painted) ceiling beams, built-in storage, windows and French doors.

Tenure: Freehold

Local Authority: North West Leicestershire District Council. **Tax Band:** G

Conservation Area: No

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

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None of which our Client is aware.

Flooding issues in the last 5 years : None of which our Client is aware.

Accessibility: Two storey dwelling. No accessibility modifications

Planning issues: None of which our Client is aware.





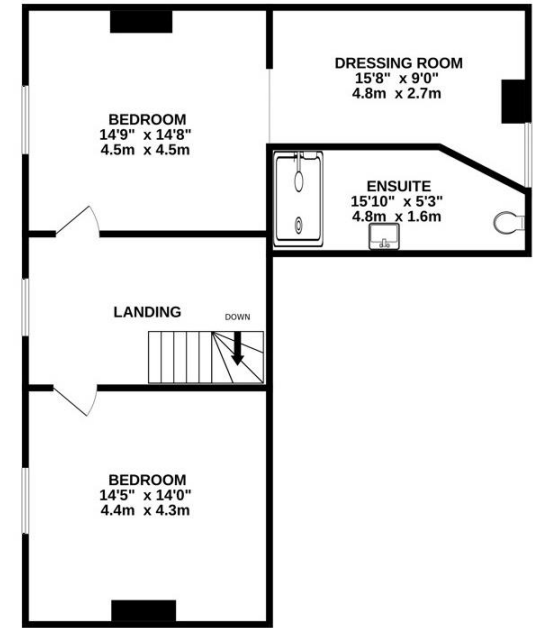
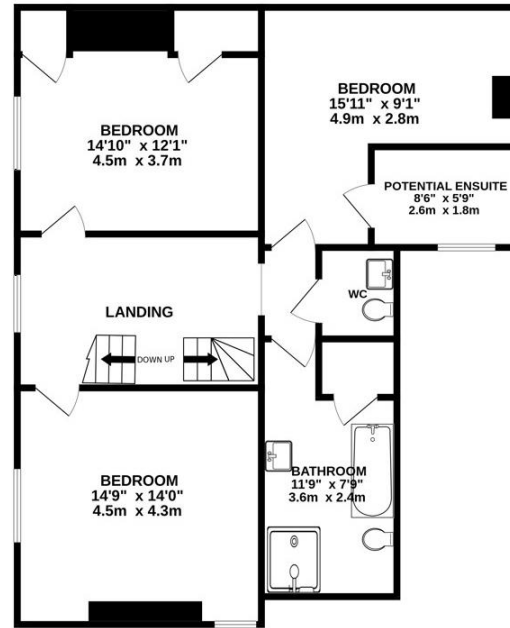




Mitten House, 39 Long Street, Belton, Loughborough LE12 9TP

**Total Approximate Gross Internal Floor Area
2950 SQ FT / 274 SQ M**

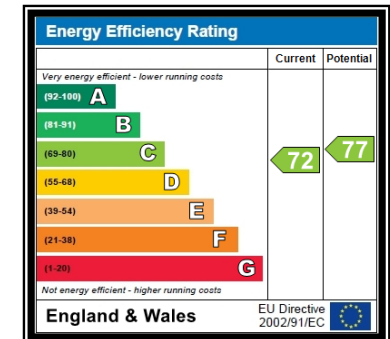
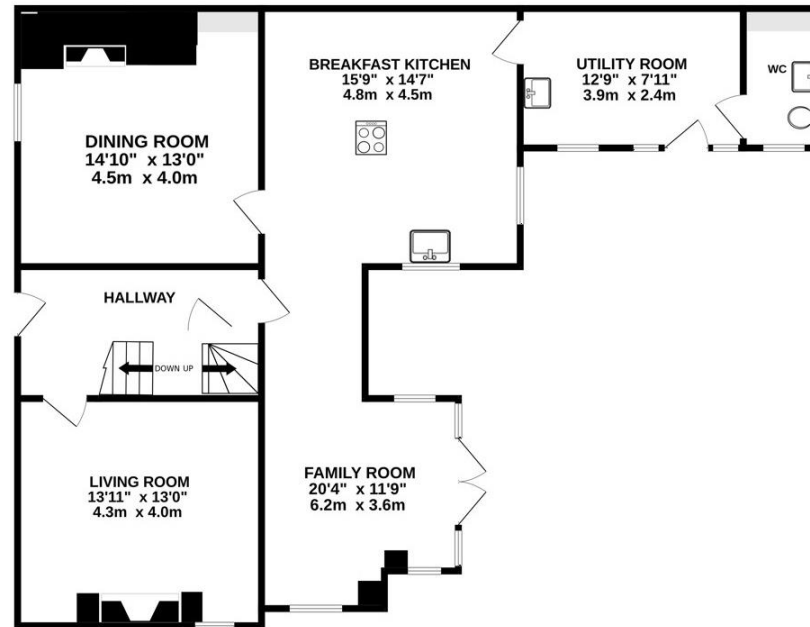
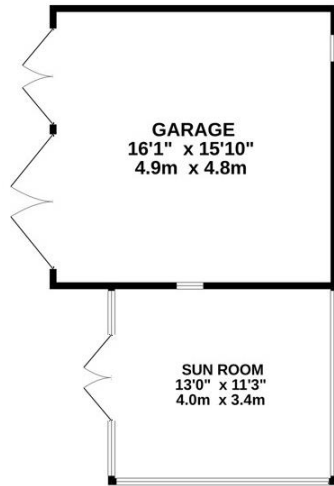
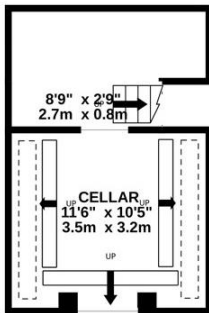
Measurements are approximate.
Not to scale.
For illustrative purposes only.



CELLAR

GARAGE/ SUN ROOM

GROUND FLOOR



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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.



JAMES
SELICKS