

JAMES  
SELLICKS

28 Gaulby Road

BILLEDON, LEICESTERSHIRE



28 Gaulby Road  
Billesdon  
Leicestershire  
LE7 9AF

A beautifully presented, three bedroom, semi-detached village home situated close to the centre of this highly regarded east Leicestershire village.

Updated electrics, combi boiler, radiators, carpets, internal doors and roof  
• porch • spacious dining kitchen • ground floor cloakroom • large through lounge • extended sitting room • three bedrooms • family bathroom • large lawned front garden • rear patio and lawn • gravelled off road parking for two cars • no chain involved • EPC - D

#### Location

Billesdon offers amenities catering for most day-to-day needs including village store, primary school, GP Surgery, public house, village hall and tennis court. Leicester is situated approximately ten miles to the west and Market Harborough, nine miles to the south; the latter providing niche shopping and high-speed mainline access to London St. Pancras in approximately one hour.

#### Accommodation

The property is entered via steps up to a brick porch with composite front door leading into the spacious dining kitchen with a window to the front overlooking the lawn, wood laminate flooring, housing the stairs to the first floor and boasting an excellent range of eye and base level units and drawers, ample preparation surfaces, a stainless steel sink and drainer unit with mixer tap above, integrated appliances including a fridge-freezer, stainless steel double oven, four-ring gas hob with stainless steel splashback and extractor unit above, space for a dishwasher/washing machine, Worcester wall mounted boiler, further windows to the side and rear and a door leading onto the patio area. A ground floor cloakroom provides a two piece suite. The through lounge has a window to the front elevation, a feature stone fireplace with wooden plinth, marble hearth and an inset cast iron gas living flame effect fire and is open to the extended sitting room, a spacious, light room by virtue of a window to the rear, a Velux skylight and bi-fold doors leading out onto the patio and garden beyond.





To the first floor is a landing with a window to the front elevation. The master bedroom has a window to the rear elevation and built-in wardrobes with mirrored sliding doors. Bedroom two built-in wardrobes with mirrored sliding doors and a window to the rear. Bedroom three has a window to the front. The refitted family bathroom has a window to the side elevation and provides an enclosed WC and wash hand basin with storage beneath, a panelled bath with personal and drench shower heads over and glass shower screen, part tiled walls and wood laminate flooring.

#### Outside

The property is approached via a lawned, hedged front garden and York stone path leading to the front door and continuing to the side and the rear of the house, where there is a further lawn, York stone patio area, and gated, gravelled off road parking for two cars, hedged and fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

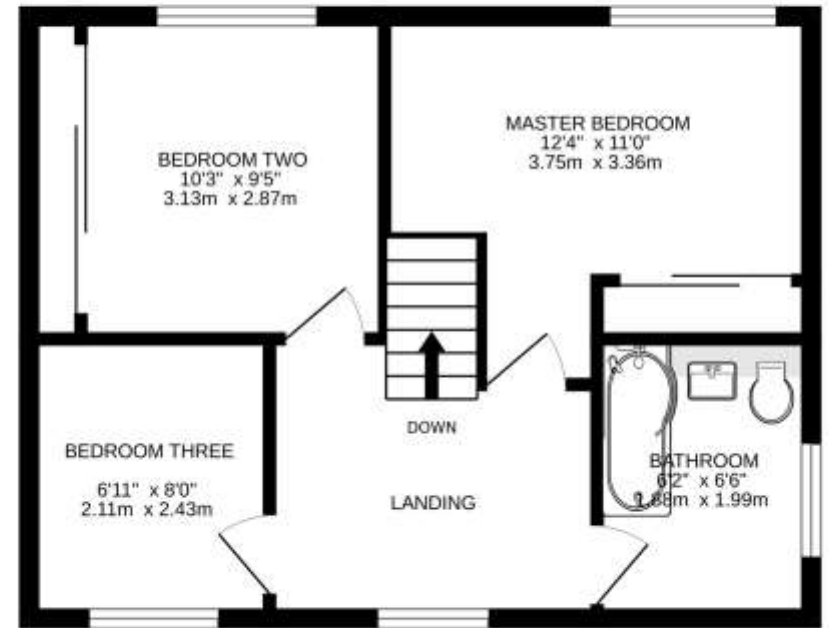
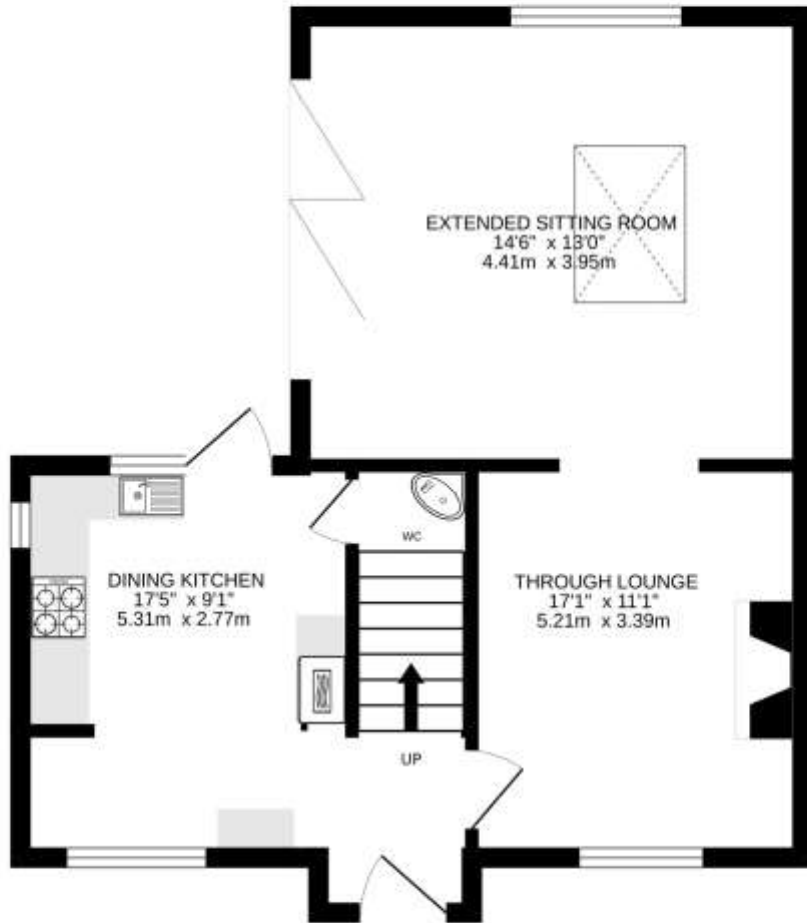
**Tax Band:** B

#### Satnav Information

28, LE7 9AF



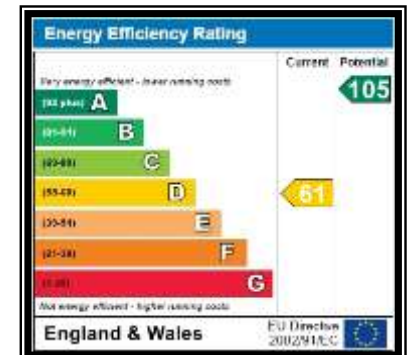




28 Gaulby Road, Billesdon, Leicestershire LE7 9AF

Total Approximate Gross Internal Floor Area = 914 SQ FT / 85 SQ M

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



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

Market Harborough Office  
01858 410008

Oakham Office  
01572 724437

[jamesseilicks.com](http://jamesseilicks.com)



#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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