

JAMES
SELICKS

5 LEICESTER ROAD

BILLEDON, LEICESTERSHIRE LE7 9AQ

OFFERS OVER: £300,000



Offering scope for stylish modernisation, a charming, Grade II Listed cottage situated in the heart of this picturesque east Leicestershire village. The property has been extended at ground floor level to the rear and has lovely south-facing courtyard gardens.

Reception hall • sitting room • dining room • refitted breakfast kitchen • cloakroom • two double bedrooms • shower room • small front forecourt • rear courtyard gardens • EPC - exempt (Listed)

Location

Billesdon lies approximately ten miles east of Leicester and retains a strong village community with a good range of local amenities including a parish church, village school, post office, hair salon, village store, two public houses and Coplow Centre and is flagged by some of Leicestershire's most attractive rolling countryside.

Accommodation

This beautiful cottage is entered via a reception hall with oak flooring and ceiling beams, a capped brick Inglenook fireplace, housing the stairs to the first floor. Leading off the reception hall is a through sitting room with a gas living flame effect fire with a brick surround and slate hearth, and a dining room with steps upto the refitted, extended breakfast kitchen with a range of eye and base level units, an electric oven with four-ring halogen hob and stainless steel canopy extractor over, plumbing for washing machine and a stable door to the rear gardens. Located to the rear of the kitchen is a cloakroom with a low flush suite and a boiler cupboard housing the Worcester wall mounted combination boiler.

The first floor landing gives access to two double bedrooms, both with fitted wardrobes and a shower room housing the airing cupboard and providing a double shower enclosure, a low flush WC, pedestal wash hand basin.

Outside

To the front of the property is a small forecourt with side access leading to hard landscaped courtyard gardens with a random flagged patio seating area and raised beds, enjoying a pleasant southerly aspect.

Tenure: Freehold

Local Authority: Harborough District Council, **Tax Band:** E

Listed Status: Grade II Listed

Conservation Area: Billesdon

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

Broadband delivered to the property: tbc

Non-standard construction: tbc

Wayleaves, Rights of Way & Covenants: tbc

Flooding issues in the last 5 years: tbc

Accessibility: tbc

Planning issues: tbc

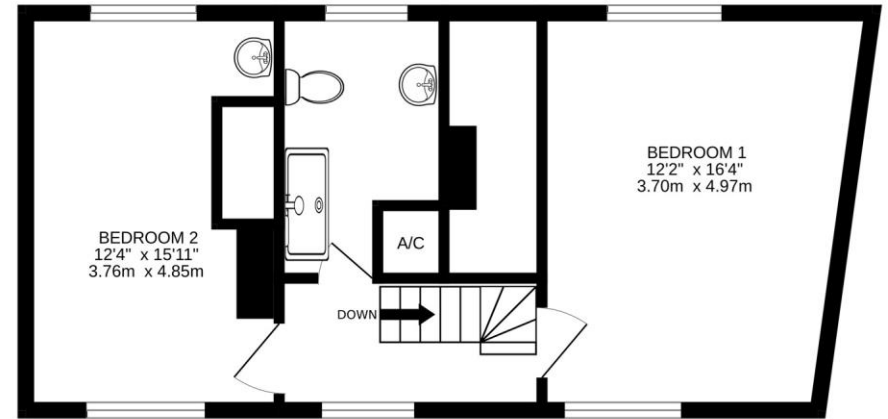
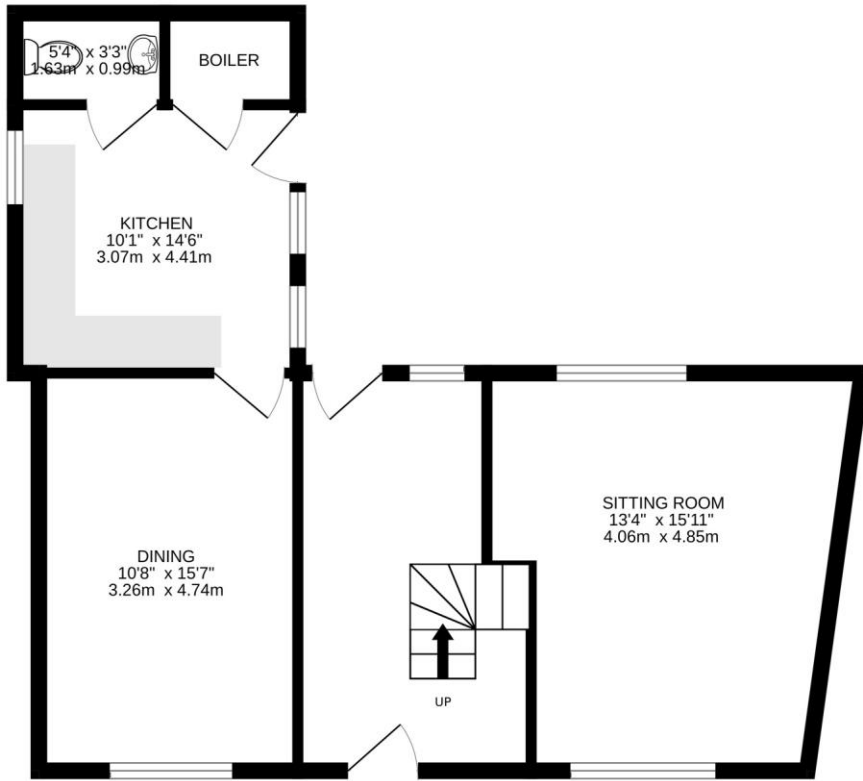
Satnav Information

The property's postcode LE7 9AQ, and house number is 5.









5 Leicester Road, Billesdon, Leicestershire LE7 9AQ

Total Approximate Gross Internal Floor Area = 937 SQ FT / 87 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.

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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.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.

