



**Church Street, Billesdon, Leicester, LE7 9AE**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

Situated in the heart of the highly desirable and sought after village of Billesdon stands The Shruberry which occupies a generous plot close to the centre of the village. The property offers an excellent opportunity for further extension and is approached via an entrance porch, sitting room, dining room leading to conservatory, kitchen with Aga, rear lobby, utility room and W.C.

First floor landing, two bedrooms, bathroom and shower room.

Outside the property has a wide frontage onto Church Street, gravelled driveway leading to ample car standing, brick built garage and large carport. Further brick store and former telephone exchange.

Mature gardens surround the property with shrubs and trees, lawns and seating areas.





## Key Features

- Two Double Bedroom Detached Home
- First Floor Family bathroom & Shower Room
- An excellent opportunity for further extension
- Mature gardens surround the property
- Close to the centre of Billesdon village
- Brick built garage, large carport. brick store & former telephone exchange
- Occupying a generous plot

**£625,000**

## LOCATION

The property is situated within the centre of the highly sought after East Leicestershire village of Billesdon which has a good range of village amenities including a local store and post office, public houses and restaurants, doctors surgery, reputable primary school, leisure amenities at the Coplow Centre and fine parish church. The village is surrounded by delightful open countryside with Rutland Water only a short drive away. Located just off the A47, the village has access to the city of Leicester and Peterborough both of which have comprehensive shopping and supermarket facilities and mainline services to London, together with the neighbouring centres of Melton Mowbray, Oakham, Uppingham and Market Harborough. Nearby road networks include the M1/A1, with both Market Harborough and Leicester having mainline rail services to London St Pancras with its Eurostar link.

## VIEWINGS

All viewings can be arranged by calling Andrew Granger & Co on 0116 2429922.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

Via front floor with leaded windows, quarry tiled flooring and doorway to;

#### LOBBY

Parquet flooring and staircase rising to the first floor.

#### SITTING ROOM

18'9" x 12'0"

With leaded bay window to the front

elevation with secondary glazing, stone fireplace with living flame effect fire, two radiators and two leaded windows to the side elevation with secondary glazing.

#### DINING ROOM

11'11" x 12'0"

Leaded secondary glazed window to the front elevation, radiator, serving hatch to the kitchen and doorway leading to;

#### CONSERVATORY

7'5" x 9'6"

With low facing wall and patio door leading onto the gardens.

#### BREAKFAST KITCHEN

15'9" x 12'0"

Comprising a range of base and wall mounted cupboards with work surface over, inset sink and drainer unit, twin hot plate AGA (Gas Fired), leaded glazed windows to the side and rear elevation with secondary glazing. Useful storage cupboard and door way to;

#### REAR LOBBY

8'6" x 8'7"

Quarry tiled flooring and doorway leading onto the rear gardens,

#### UTILITY ROOM

5'9" x 5'8"

Plumbing for washing machine and wall mounted gas fired central heating boiler.

#### W.C

Comprising low flush w.c, and wall mounted sink.

### FIRST FLOOR

#### LANDING

With leaded glazed window to the rear elevation.





#### **BEDROOM 1**

13'1" x 12'0"

Leaded window with secondary glazing to the front elevation, wardrobe and radiator.

#### **BEDROOM 2**

12'0" x 10'6"

Leaded secondary glazed window to the front elevation, radiator and wardrobe.

#### **BATHROOM**

Comprising low flush w.c, pedestal wash hand basin, bath with tiled surround and leaded glazed window to the rear elevation.

#### **SHOWER ROOM**

Comprising shower, radiator and leaded glazed window to the rear.

#### **OUTSIDE**

#### **GARAGE**

12'9" x 20'1"

A brick garage with up and over door.

#### **BRICK STORE**

9'5" x 11'2"

#### **FORMER TELEPHONE EXCHANGE**

7'7" x 30'2"

A brick built building understood to have previously been the local village telephone exchange.

#### **CARPORT**

#### **GARDENS**

The property stands on a generous plot. Accessed from Church Street via a gravelled driveway leading to ample car standing, variety of mature trees including Magnolia and Indian Bean Tree. Further large garden area to the side including lawns, rear patio seating areas further lawned areas and gardens,

#### **ENERGY PERFORMANCE RATING -D**

#### **COUNCIL TAX BANDING**

Tenure & Council Tax - We understand the property to be freehold with vacant possession upon completion. Harborough District Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

#### **MONEY LAUNDERING**

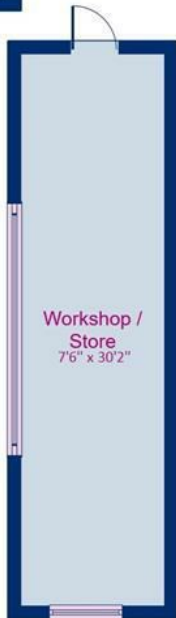
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### **APPRAISALS & SURVEYS**

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.







Tenure - Freehold
EPC Rating - D
Council Tax Band - E
Local Authority Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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