



West Lane, Billesdon, Leicester, LE7 9AP



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
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Property Description

The property forms a delightful period cottage situated on a quiet lane within the idyllic village of Billesdon. The property retains many period features and has an impressive country style garden.

The two storey accommodation is approached via entrance porch, kitchen diner, sitting room with staircase rising to the first floor. The first floor features two bedrooms, refitted bathroom.

Delightful mature gardens to the front of the property, garage, greenhouse, woodshed and summerhouse and off road parking.





Key Features

- Refurbished semi-detached period cottage
- Wealth of character and period features
- Re-fitted kitchen/diner with walk-in pantry
- Sitting room with log-burning stove
- Two double bedrooms
- Re-fitted bathroom
- Landscaped gardens
- Garage, Greenhouse, Woodshed and Summerhouse
- Off-road parking
- EPC - E

**Offers Over
£300,000**

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 should be arranged by calling Andrew Granger & Co.

ACCOMODATION IN DETAIL

GROUND FLOOR

PORCH

Via traditionally styled wooden front door with single glazed panelled window, quarry tiles, door to kitchen/diner.

KITCHEN/DINER

Fitted with a range of base level units with natural wood worksurfaces over, stainless steel tap with ceramic sink and drainer. Inglenook with range electric oven. Original beams to ceiling, polished concrete flooring

and tiled splashback, radiator, multi paned interior door to porch and double glazed window to front elevation. Useful walk in Pantry with space for fridge and freezer.

SITTING ROOM

With two UPVC double glazed windows to the front elevation, log burning stove, original beams, wood effect laminate flooring, radiator. Understairs cupboard and staircase rising to first floor.

FIRST FLOOR

LANDING

With window to the rear elevation, radiator, exposed beams.

BEDROOM 1

With UPVC double glazed window to front elevation, carpet, radiator, exposed beams,

BEDROOM 2

With UPVC double glazed window to the front elevation, carpet, radiator, storage cupboard housing combination boiler.

BATHROOM

Comprising bath with shower over, wash hand basin, w.c, towel radiator, wood effect flooring and UPVC double glazed window to the side elevation.

OUTSIDE

The property is set well back from the road with a generous lawned front garden with well stocked floral and herbaceous borders. Paved seating area with canopied porch, further gravelled area with bedding borders. Further kitchen garden area. Timber framed summer house and timber potting shed. The property also benefits from a garage and gravelled parking area.





ANTI 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 & SURVEY

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 .

ENERGY PERFORMANCE RATING - E

COUNCIL TAX BAND - C

Stamp Duty From 23rd September 2022 Normal Rate

Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%
£425,001 to £625,000 – 5%
Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is

recommended buyers check Stamp Duty rates for their particular situation on the government website:





Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough District Council

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.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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