



Coplow Lane, Billesdon, Leicester, LE7 9AD



Part of
**SHELDON
BOSLEY**
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Property Description

With field views to the rear, this three bedrooomed detached bungalow is situated within the highly sought after East Leicestershire village of Billesdon. The current owner has occupied the property for over 40 years.

The property is approached by a driveway providing ample car standing and access to the double garage.

The property benefits from gas fired central heating and UPVC double glazing. The accommodation comprises of entrance porch, entrance hall, sitting room, garden room, dining room with patio doors leading onto the rear gardens, breakfast kitchen, utility room, guest w.c and family bathroom. Three bedrooms and further reception room / bedroom with ensuite shower room.

Outside there are well kept wrap around gardens.





Key Features

- Detached Bungalow
- Three Bedrooms
- Three / Four Reception Rooms
- Breakfast Kitchen and Utility Room
- Family Bathroom, Ensuite Shower Room and Guest W.C
- Double Garage and Ample Off Road Parking
- Field Views to Rear
- No Upwards Chain
- EPC - D

Price Guide
£550,000

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.

ACCOMODATION IN DETAIL

ENTRANCE PORCH

Via wooden glazed panelled front door, coving to ceiling,

ENTRANCE HALL

Via glazed door, radiator, two useful storage cupboards, coving to ceiling, loft hatch, doors through to Kitchen, Lounge, W.C, Family Bathroom and three Bedrooms.

GUEST W.C

Fitted with a two piece "Avocado" suite

comprising of W.C and wash hand basin. tiled splash back, double glazed window to front elevation.

KITCHEN

Fitted with a range of wall and base level units with worksurface over, tiled splashback, fitted gas hob and oven, space for fridge freezer and washing machine. Stainless steel sink with mixer tap. Double glazed window to front elevation and double glazed door to side elevation.

LOUNGE

Double glazed window to rear elevation, gas fire, coving to ceiling, archway to dining room and double doors through to conservatory

DINING ROOM

With double glazed window to side elevation and double glazed sliding door to rear elevation, radiator,

GARDEN ROOM

With double glazed windows to rear and side elevation and double glazed sliding door to side elevation.

RECEPTION ROOM / BEDROOM

15'3" x 13'1" (4.669 x 3.999)

X2 Double glazed windows to front elevation, and x2 radiators, and access to ensuite.

ENSUITE

Fitted with a three piece suite comprising W.C, wash hand basin and shower cubicle, radiator, tiled floor and tiled splashback.

UTILITY ROOM

5'5" x 7'1" (1.658 x 2.181)

Fitted with a range of base level units with





worksurface over, stainless sink with mixer tap, floor standing boiler and door to front elevation.

BEDROOM 1

14'6" x 11'4" (4.439 x 3.457)

Double Glazed window to rear elevation,

BEDROOM 2

14'6" x 11'4" (4.441 x 3.474)

Double Glazed window to rear elevation, radiator, storage cupboard and coving to ceiling.

BEDROOM 3

10'9" x 8'2" (3.281 x 2.496)

Double Glazed window to front elevation, radiator, built in cupboards and shelf unit.

FAMILY BATHROOM

7'5" x 6'5" (2.261 x 1.964)

Fitted with a three piece suite comprising white W.C and wash hand basin and green bathtub Tiled splashback, radiator, storage cupboard and double glazed window to front elevation.

OUTSIDE

The property is set back from the main road with tarmacked driveway leading to the front of the property and to the double garage. The garden wraps around to the rear with a separate raised patio area with flower beds. Hedged Boundary with field views to the rear.

DOUBLE GARAGE

With garage door

ENERGY PERFORMANCE RATING - D

COUNCIL TAX BANDING

We understand the property to be freehold with vacant possession upon completion.

Harborough District Council - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

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 & 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 .





Ground Floor

Floor area 158.8 sq.m. (1,709 sq.ft.) approx (Excluding Garage)

Floor plans are for identification purposes only. All measurements are approximate.
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EPC Rating - D

Tenure - Freehold

Council Tax Band - F

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.



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



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