



Coplow Lane, Billesdon, Leicestershire, LE7 9AD

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Property Description

Offered with no upward sales chain, this beautifully presented four-bedroom detached home is tucked away in the heart of the desirable Leicestershire village of Billesdon. Located on the sought-after Coplow Lane, the property offers stylish family living in an idyllic setting. Set on an elevated plot with far-reaching views across the village, it boasts private off-road parking for several vehicles, a large enclosed rear garden, and peaceful countryside outlooks, perfect for relaxed, everyday living.

Step inside to a warm and spacious hallway that flows into a bright, open-plan breakfast kitchen—ideal for family mornings or casual entertaining—with a cosy seating area looking out over the front garden and village beyond. A separate utility room adds everyday practicality, while a generous reception room at the front currently serves as a formal dining space. To the rear, the inviting main lounge is a standout, with a striking brick fireplace and garden views creating the perfect spot to unwind.

Upstairs, the fantastic master suite offers a dedicated dressing area, private ensuite, and walk-in wardrobe. A second large double bedroom enjoys tranquil village views, while two further well-proportioned bedrooms and a modern family bathroom provide space for everyone.

The expansive rear garden is a true highlight—secure and mainly laid to lawn alongside a small patio area, with sweeping field views and access to the front—offering the perfect backdrop for outdoor living and family play.

Billesdon is located between the city of Leicester and the towns of Market Harborough and Oakham, just off the A47. The village has a host of local amenities including two public houses, a village store, post office, community centre, primary school, and a doctors surgery. Both private and state education is available in Oakham, Uppingham, Great Glen, Oundle and Stamford.



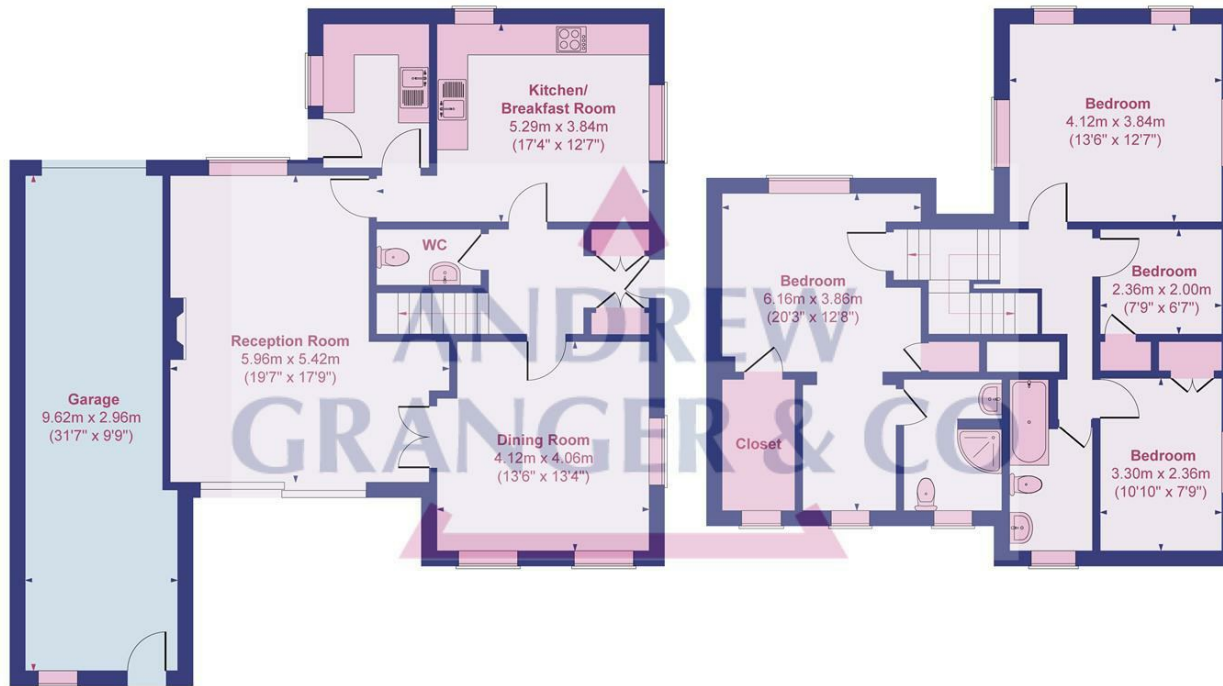
Key Features

- Spacious 4 bedroom detached family home
- Located in the heart of Billesdon
- Expansive and private rear garden with field views
- Private off road parking for multiple vehicles and garage
- Short distance from local amenities such as shops, pubs and schools
- Easy access to larger towns such as Leicester, Market Harborough and Oakham
- Expansive and raised plot
- Perfectly set up for modern family living

**Offers Over
£500,000**



Approximate Gross Internal Area
154.7 sq. m. (1666 sq. ft.)
Garage At 26.6 sq. m. (286 sq. ft.)
Total 181.3 sq. m. (1952 sq. ft.)



Ground Floor
Floor area 79.4 sq.m. (855 sq.ft.) approx
Garage 26.6 sq.m. (286 sq.ft.) approx

First Floor
Floor area 75.3 sq.m. (811 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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