



Long Lane, Billesdon, Leicester, LE7 9AL

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Property Description

Tucked away at the end of a peaceful no through road in the historic village of Billesdon, Northfield House is genuinely a rare opportunity. Billesdon itself is one of Leicestershire's most characterful and historic villages, over 1000 years old, still self-sufficient, still with a true sense of identity and community. Properties in locations like this hardly ever become available.

The home blends period charm with thoughtful modern upgrades. Exposed brickwork, chimney breast with wood burner and warm character detail sit naturally alongside contemporary finishes.

The lounge is centred around the feature brick fireplace and log burner, the perfect cosy evening space. The kitchen / dining room offers great flow for day to day living and entertaining, with Belfast sink and feature brick oven surround. A cloakroom / WC completes the ground floor.

Upstairs, the bright main bedroom has a modern ensuite, with two further bedrooms, one with fitted wardrobes, served by a stylish family shower room.

Outside, the private courtyard garden is sunny, sheltered and low maintenance, with potential, if desired, to reinstate a larger decked seating area previously in place. Opposite the house is a major benefit, off road parking for up to four vehicles.

Billesdon offers countryside pace and convenience, primary school, shop, post office, doctors, pubs, cafés, all an easy walk from the front door. Leicester, Market Harborough and the A47 are all within simple reach for commuting.

Northfield House offers the chance to live in one of Leicestershire's most special villages, without compromise.





Key Features

- No upward sales chain
- Beautiful village location
- Private off road parking for up to 4 vehicles located directly opposite the house
- Full of charming character features
- Pretty courtyard garden and seating area
- Master bedroom with ensuite shower room
- Two further well sized bedrooms
- Stylish finish throughout

£475,000



Approximate Gross Internal Area
107.4 sq. m. (1156 sq. ft.)



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



EPC Rating -

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

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 and it must not be inferred that any item is included for the 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.

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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