



Tilton Lane, Leicester, LE7 9DS

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Property Description

A Rare Opportunity on Tilton Lane, Detached Cottage on 0.32 Acres with Outbuildings, and Huge Potential

Set on an impressive 0.32-acre private plot, Keepers Cottage offers a fantastic opportunity for those seeking a character property with scope to improve, extend, or develop (STPP). Tucked away along the quiet and desirable Tilton Lane, just outside the thriving village of Billesdon, this detached home is ideal for investors, builders, or private buyers wanting to create their dream countryside retreat.

The cottage provides approximately 1,472 sq. ft. of internal space, including three generous reception rooms, a bright living room, a separate sitting room, and a spacious kitchen, dining room, all offering flexible living or working arrangements. The three double bedrooms upstairs are served by a well-sized family bathroom.

Outside, the home truly comes into its own. The large, wraparound gardens offer exceptional privacy, with mature trees and hedging, and there is ample parking via a private gated entrance. A collection of outbuildings and stables (approx. 953 sq. ft.) provide excellent potential for conversion, workshops, or home offices.

This is a property in need of modernisation, offering a blank canvas for renovation or redevelopment. Whether you're a builder looking for your next project, or a homeowner with a vision for countryside living, Keepers Cottage is a rare and exciting proposition.

Key Features:

3 double bedrooms, 3 reception rooms

Plot approx. 0.32 acres, generous gardens, excellent privacy

Numerous outbuildings and stables, with potential

Desirable semi-rural location on Tilton Lane, near Billesdon

In need of renovation, huge scope to add value

No onward chain.

Notes to Viewers - There is a public right of way down the driveway of the property. There has previously been planning permission to combine the 2 outbuildings into one dwelling, but this has now expired.

WhatThreeWords - doubts.caravans.ripples





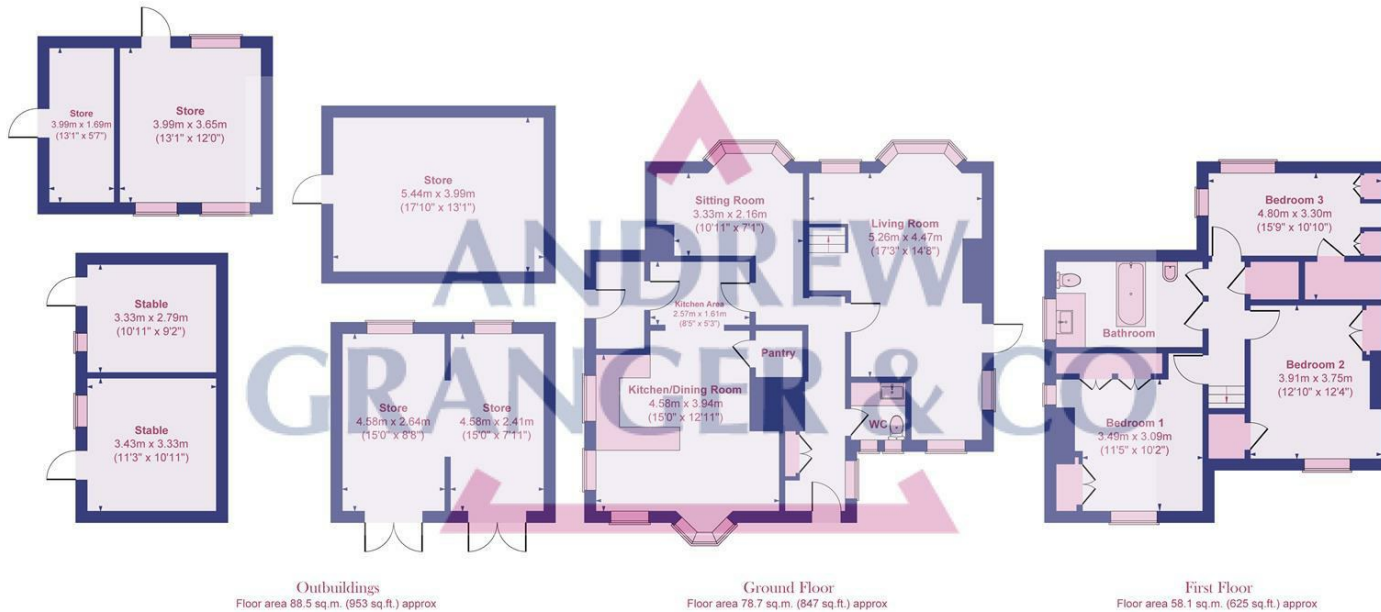
Key Features

- No onward chain – ideal for builders, investors, or private buyers
- Detached cottage set on a generous 0.32-acre private plot
- Desirable location on Tilton Lane, just outside Billesdon village
- Spacious kitchen and dining area with flexible living space
- Extensive outbuildings and stables totalling approx. 953 sq. ft.
- Excellent privacy with mature gardens and gated access
- Huge potential for renovation, extension, or redevelopment (STPP)
- Three double bedrooms and three separate reception rooms

£500,000



Approximate Gross Internal Area
136.8 sq. m. (1472 sq. ft.)
Outbuilding At 88.5 sq. m. (953 sq. ft.)
Total 225.3 sq. m. (2425 sq. ft.)



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 - F

Tenure - Freehold

Council Tax Band - F

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.

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