



White Hart Close, Billesdon, LE7 9AU

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This recently refurbished four bedroom detached family home is full of space and style, making it a great choice for young families looking for somewhere ready to move into. Set right in the heart of one of East Leicestershire's prettiest and best-served villages, it offers the perfect mix of modern living and village charm.

The ground floor has been designed with family life in mind. A welcoming hallway opens into a study or home office, ideal for working from home or a quiet place for homework. The living room is bright and comfortable, while the open plan kitchen and dining room is the real hub of the house. With French doors opening out onto the garden, it's perfect for family meals, gatherings with friends or simply keeping an eye on the children as they play outside. A useful utility room and a downstairs cloakroom add even more practicality.

Upstairs, the main bedroom has fitted storage and a private ensuite shower room. There are three further good-sized double bedrooms along with a modern family bathroom, giving everyone their own space.

Outside, a block-paved driveway leads to a detached double garage, offering secure parking and extra storage. The rear garden has been professionally landscaped with natural stone paving and mature planting, all designed to be low maintenance. It's a sunny and private space, just right for summer barbecues and children to play.

The village of Billesdon has a real community feel with a local shop, post office, doctors' surgery, leisure centre and two welcoming pubs. Leicester is only nine miles away and Market Harborough just eight miles, where you'll find regular trains to London that can take you there in under an hour. With countryside walks all around and excellent road links close by, it's a fantastic place to put down roots.

This is a home that offers space, comfort and convenience in a setting that's hard to beat.



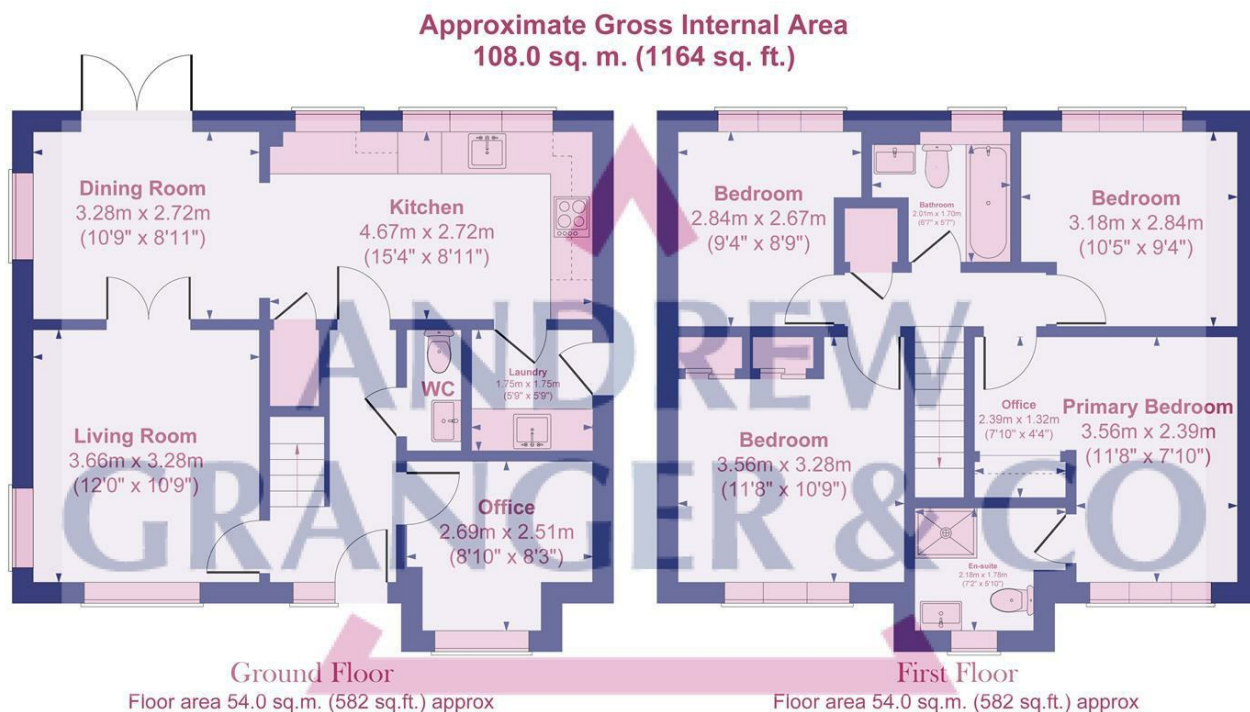


Key Features

- No Upward Chain
- Beautifully Refurbished by Current Owners
- Open Plan Kitchen Diner
- Separate Lounge and Study
- Master Bedroom with Ensuite
- Sunny Landscaped Garden
- Detached Double Garage with Ample Driveway Parking
- Thriving Village Setting with Excellent Links to Leicester, Market Harborough and London

**Offers Over
£400,000**





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 - C

Tenure - Freehold

Council Tax Band - E

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.



To view this property please contact our Oadby (Sales) office on 01162 429922

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS