



Leicester Road, Billesdon, LE7 9AQ



Part of
**SHELDON
BOSLEY
KNIGHT**
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Property Description

A charming two bedroomed cottage of character located close to the heart of the highly sought after east Leicestershire village of Billesdon. Ideal for a first time buyer or someone looking for an investment opportunity. No Upward Chain.





Key Features

- Charming 2 Bedroom Cottage
- Heart of East Leicestershire Village
- Gas Central Heating and UPVC Double Glazing
- Courtyard garden
- Entrance Hall, Lounge/Dining Room, Fitted Kitchen, Bathroom

Price Guide
£195,000

With the benefit of gas fired central heating and UPVC double glazing, the well presented interior includes an entrance hall, L shaped lounge/dining room with feature brick open fireplace, fitted kitchen with built-in appliances, landing/study area off which are two bedrooms and a bathroom/wc.

To the rear of the property is a small paved courtyard garden.

LOCATION

Billesdon is an exceptionally popular village surrounded by some of east Leicestershire's most attractive open countryside, lying some 11 miles north of the thriving town of Market Harborough, and some 9 miles east of the City of Leicester, both of which have mainline rail services to London St Pancras. Part of the popularity of Billesdon is its wonderful village amenities including a doctors surgery, village store, post office, community centre with sporting and leisure opportunities, a fine parish church and two public houses. There is also a well regarded primary school, with private schooling located in Oakham, Uppingham, Stamford and Oundle. The village is renowned for its excellent community spirit, and there are numerous walks along footpaths around the village, with Rutland Water only a short drive away.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and UPVC double glazing, the well presented interior comprises:

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with double glazed insets, radiator, staircase off with pine handrail, pine braced & latched door off to:

LOUNGE/DINING ROOM

16'3" x 14'10" max/8'10" min (4.95 x 4.52 max/2.69 min)

An L shaped room with feature brick fireplace having an open grate with quarry tiled hearth and pine mantle, beamed ceiling, two UPVC double glazed windows to front, radiator, under-stairs cupboard, pine built-in meter cupboard, UPVC double glazed French doors leading out to the courtyard garden.

KITCHEN

8'7" x 6'5" (2.62 x 1.96)

Range of pine fronted base and wall cupboards, roll top working surfaces, stainless steel sink unit with chrome mixer tap over, built-in oven, four ring gas hob unit, canopy extractor hood over, space for tall fridge/freezer, plumbing facilities for washing machine, double glazed window to rear and radiator.

FIRST FLOOR

LANDING/STUDY AREA

8'4" x 6'9" max (2.54 x 2.06 max)

Pine balustrade and handrail to staircase, radiator, double glazed skylight, pine braced & latched doors off.

BEDROOM ONE

11'0" x 10'0" (3.35 x 3.05)

UPVC double glazed window to front, radiator, pine built-in double wardrobe, TV ariel socket.





BEDROOM TWO/STUDY

6'9" wide x 4'9" measured to wardrobe inc stairh (2.06 wide x 1.45 measured to wardrobe inc stairh)

A small L shaped room with built-in cupboard over the stairhead, UPVC double glazed window to front and radiator.

BATHROOM/WC

8'2" x 5'10" max (2.49 x 1.78 max)

Three piece suite comprising panelled bath, chrome mixer tap over with shower attachment, fitted rail and curtain, wash hand basin, low flush wc, tiled surrounds, built-in cupboard and shelving, double glazed skylight, electric shaver socket and radiator.

OUTSIDE

Small paved rear garden with walled and fenced surround, raised bed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

COUNCIL TAX

Council Tax Band B. For further information contact Harborough District Council 01858 828282

STAMP DUTY from 23rd September 2022

Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million – 10%

Over £1.5 million – 12%

First Time Buyers

UP to £425,000 – 0%

£425,001 to £625,000 – 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>

MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.





Floorplan



Ground Floor

Floor Area (Gross Internal) 27.6 sq.m. (297 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 27.6 sq.m. (297 sq.ft.) approx

Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

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 Market Harborough office on 01858 431315



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