



Forge Court, West Lane, Billesdon, Leicestershire, LE7 9BP



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Property Description

An individually designed and beautifully appointed 4 bedroomed detached family house forming part of an exclusive development of four bespoke homes built in 2012 close to the heart of the highly desirable east Leicestershire village of Billesdon.

This stunning home has a wonderful feeling of space, in all about 201 square metres and is approached via an impressive reception hall with oak flooring with panelled doors leading to the principal reception rooms. The spacious lounge has a feature stone fireplace and French doors leading out to the rear gardens. The living kitchen is superbly appointed and of excellent size with wooden working surfaces incorporating a feature central island and quality appliances, with a fitted utility room off. Also to the ground floor there is a family room, home office/hobbies room and cloaks/w.c.

To the first floor off a generous galleried landing, the principal bedroom has built in wardrobes and en-suite bathroom, two bedrooms and superb family bathroom. Offering potential as a separate annexe, there is a large study area which leads to a further bathroom and bedroom 4. The accommodation is in all about In a

Outside there is an extensive brick block paved area to the front and side of the property providing off-road parking for several cars, and there is a large single garage with internal door to main accommodation.

The attractively landscaped gardens include an extensive stone paved patio area immediately to the rear of the house, with lawn, raised flower and shrub beds and fenced boundaries, with a further area of garden to north east side of the house, mainly lawned with a paved path.





Key Features

- Detached family house
- Exclusive backwater setting of 4 bespoke homes
- East Leicestershire village
- 3 reception rooms
- Superb living kitchen
- 4 excellent bedrooms
- 3 bath/shower rooms
- Potential for an annexe
- Large garage and parking
- Landscaped gardens

**Offers In Excess Of
£675,000**

LOCATION

Billesdon is one of east Leicestershire most desirable villages surrounded by beautiful rolling countryside with Rutland Water and its many leisure pursuits within easy reach. The village is situated approximately 9 miles from both Market Harborough and Leicester and approximately 15 miles from the M1/M69 junction at the busy Fosse Park shopping centre. Half hourly trains run from Market Harborough direct to London St Pancras, the fastest taking less than an hour.

Billesdon maintains all the charm and features associated with a rural location, however, the village has many amenities, including two public houses, the Queens Head has a thriving restaurant serving traditional pub food and the New Greyhound Inn serves a variety of ales. There is a comprehensively stocked village shop specialising in local produce, including bread, meat and fruit and vegetables. There is also a doctor's surgery, two hairdressers, various accredited therapies and a village managed post office.

A mobile butcher and a mobile fishmonger visit the village once a week and a fish and chip van calls twice a week on a Wednesday and Saturday. The purpose-built Coplow Centre offers sports facilities, including tennis, badminton and five-a-side football outdoors and badminton and table tennis indoors. The main hall has a fully equipped stage and hosts musical concerts and drama events. There is a variety of day classes available from Bridge to Zumba. The location is also used for wedding receptions and other social gatherings. There is also an active parish church of Saint John the Baptist.

Billesdon has a village primary school with a good standard of state secondary education available in Uppingham, Kibworth and Oadby. The area also has a wide range of private educational options for both day schools and boarding schools.

As a location, Billesdon is handily placed for Market Harborough, which is an extremely popular small town offering all the usual supermarkets, cafes and larger chain stores but includes a wide range of boutiques, artisan and farm shops etc. The fast train links to London makes it a very popular area for commuters.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating, double glazed windows and a security alarm, the spacious and versatile interior comprises:

GROUND FLOOR

RECEPTION HALL

An impressive entrance with oak flooring, wooden panelled doors off, alarm control panel and staircase rising to the first floor.

CLOAKROOM / W.C

Comprising low flush w.c, vanity sink unit with tiled splashback, radiator, extractor fan and useful under stairs storage space.

LOUNGE

18'0" x 14'7"

A delightful light and airy dual aspect lounge with double glazed window to the front elevation, stone fireplace, oak flooring, radiator, French doors leading on to the rear gardens and double glazed doors lead to the living kitchen.

LIVING KITCHEN

24'9" x 14'2"

An impressive living kitchen with a spacious dining area having oak flooring, French doors leading to the gardens and ceiling spot lighting. Kitchen with ceramic tiled flooring and a range of base and wall mounted cupboards with wooden worksurfaces over, tiled splashbacks, inset sink unit with mixer tap over and separate hot water tap. Rangemaster cooker with concealed extractor fan over. Wall units with built in microwave, central island with wooden worksurface with cupboard and drawer space, two double glazed windows to the rear and Velux style ceiling window to the side. Open doorway leading to;

UTILITY ROOM

8'0" x 5'5"

Ceramic tiled flooring, space for washing machine and tumble drier, space for American style fridge / freezer.





SITTING ROOM

18'0" x 11'11"

A versatile further reception room which is currently used as a second lounge but could potentially form an annexe area, oak wooden flooring, double glazed window to the front elevation and radiator. An internal doorway leads to the garage.

OFFICE/HOBBIES ROOM

12'1" x 5'6"

To the rear of the sitting room is an office with radiator and 2 Velux windows. We understand from the current vendors that to allow flexibility within the accommodation there is plumbing for this room to be potentially used as a en-suite.

FIRST FLOOR

GALLERIED LANDING

Attractive staircase rising to a generously proportioned landing and access to the roof void.

PRINCIPAL BEDROOM

12'10" (18'1" max) x 12'2"

A good sized bedroom with double glazed windows to the front and rear elevations, large built in wardrobes and radiator.

EN-SUITE BATHROOM

Comprising low flush w.c, bidet, bath with tiled surround, pedestal wash hand basin and double glazed window to the front elevation.

BEDROOM TWO

14'4" x 10'2"

Double glazed window to the rear elevation, radiator and built in wardrobe.

BEDROOM THREE

8'0" x 8'10"

Double glazed window to rear elevation, radiator and built in wardrobes.

BATHROOM

Comprising low flush w.c, P-shaped bath with tiled surround, pedestal wash hand basin, towel radiator and double glazed window to the front elevation.

STUDY AREA

11'11" x 8'11"

Two velux windows to the rear, eaves storage space and radiator.

BATHROOM

Comprising low flush w.c, pedestal wash hand basin, towel radiator, shower with tiled surround.

BEDROOM FOUR

14'9" x 11'9"

Double glazed window to the front of the property, radiator and eaves storage space.

OUTSIDE

The property is approached via a private driveway leading to the four homes. Off road block paved parking to the front and further parking space to the side of the garage.

LARGE GARAGE

24'3" x 11'11"

Up and over door, power and lighting and internal door to property.

ATTRACTIVE GARDENS

To the side and rear of the house are attractively landscaped gardens with large patio area immediately to the rear of the property with access from the lounge and dining kitchen. Lawns, raised floral and herbaceous beds.

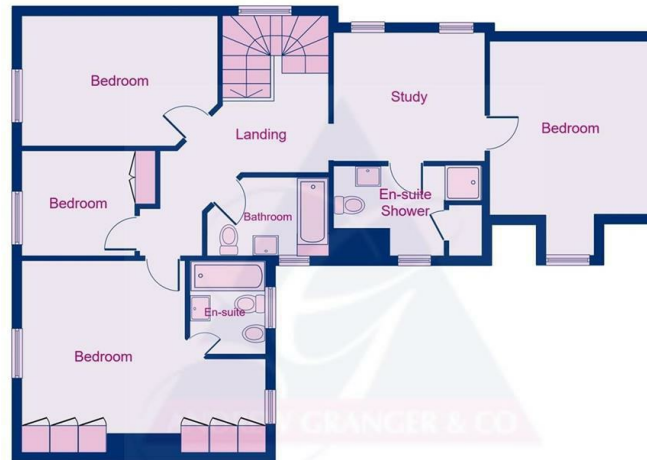


Floorplan



Ground Floor

Created using Vision Publisher™



First Floor

Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Harborough District

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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