



Long Lane, Billesdon, LE7 9AL

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A well designed, three bedroom link detached family home situated at the end of a peaceful cul-de-sac in the lovely village of Billesdon. The property has the provision of gas to radiator central heating and is briefly arranged as follows: A spacious entrance hallway with staircase off, cloaks w/c., connecting door from the hallway leads into a bright and airy dual aspect lounge which has a feature fireplace with a raised hearth and gas coal effect fire, two windows to the front and twin doors that give direct access to the rear garden. The well appointed breakfast kitchen boasts a range of base and wall units, inset sink with drainer, with complementary worksurface, integrated double oven, gas hob with hood over and a dishwasher. To the far end is the utility area with boiler and plumbing for appliance and a door to the side of the property. Formal dining room completes the downstairs and has twin doors leading into the rear garden. To the first floor there is a central landing. Bedroom 1 boasts a dressing room and an en-suite shower room, there are two further double bedrooms and a family bathroom. Outside the shared driveway leads to a private drive, with space for three to four cars and the garage which has power connected and lighting. A personal gate lies to the side of the property and gives access to the rear garden which is made up of two parts. Directly to the rear of the house there is a block paved patio, feature stone seating area and a gravelled path with shrub borders. There is a gate that leads to Long Lane and a further gate to a lawned area which is available by separate negotiation which is enclosed by a timber fence.

Billesdon is one of east Leicestershire's most desirable villages located between the city of Leicester and the towns of Market Harborough and Oakham, just off the A47. The village has a host of local amenities including two public houses, a village store, post office, community centre, primary school, and a doctors surgery.



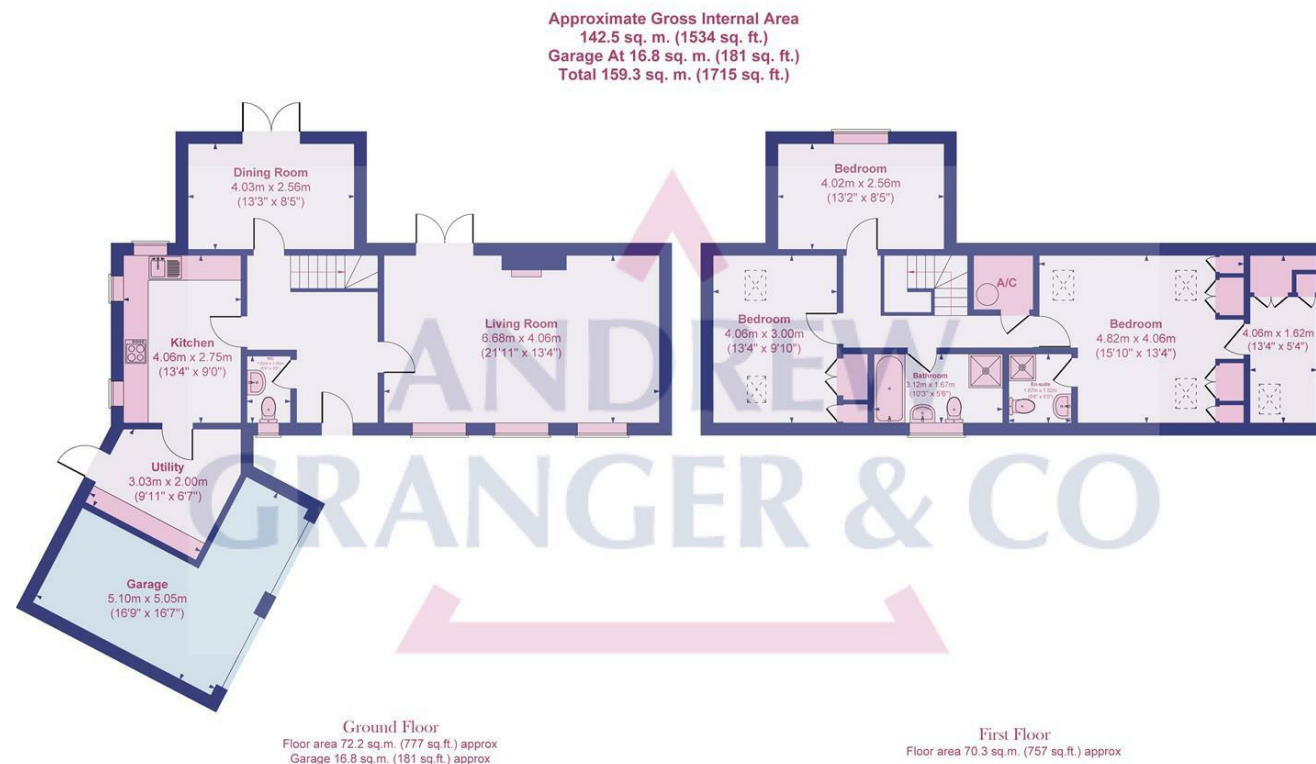


Key Features

- Link Detached Village Property
- Spacious Entrance Hallway, Cloaks w/c
- Living Room, Separate Dining Room
- Breakfast Kitchen, Utility Room
- Principle Bedroom with Dressing Room & En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Car Stranding for 3/4 Cars, Garage, Garden
- Additional Garden Land Available
- No Upward Chain

Price Guide
£425,000





EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority
Harborough District Council

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 Market Harborough (Sales) office
on 01858 431315

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS