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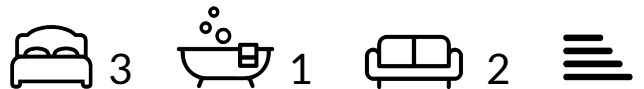
A Modern Estate Agent



17 School Lane

Belton, Loughborough, LE12 9TU

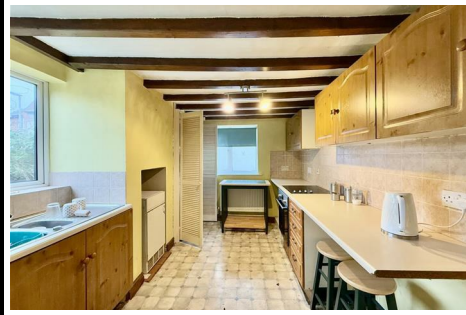
Offers in the region of £290,000



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Presenting an exceptional opportunity to acquire a charming three-bedroom detached property set on a desirable southerly aspected plot. This home is free from the constraints of listed status, providing a canvas full of potential for the discerning buyer. Plus, it is being offered with the added benefit of NO CHAIN.

Upon entering, you will discover a spacious and deceptively large interior that maximises both comfort and functionality. The ground floor features two generously sized reception rooms one with an open fireplace, perfect for entertaining guests or enjoying family time. The breakfast kitchen is well-appointed, offering ample space for dining.. An inner lobby provides additional convenience, leading to a well-sized bathroom and door to rear garden. Ascending to the first floor, you will find three double bedrooms, each offering plenty of natural light and space for relaxation.

Externally, the property boasts a private driveway that provides off-road parking and grants access to a garage/store, ideal for additional storage needs. The rear garden, with its favorable southerly aspect, is a delightful outdoor space featuring several outbuildings for further utility, along with side gated access for added convenience. There is significant potential for extending the property to cater to your specific requirements, subject to obtaining the necessary planning consents.

Located in the highly sought-after village of Belton in North West Leicestershire, this property benefits

from its proximity to key commuting routes, making it an ideal choice for those working in Loughborough, Derby, or Nottingham. The local motorway network, including easy access to the M1 and M42, is just a short distance away.

Belton itself offers a quaint village atmosphere, complete with a village shop and a welcoming public house. For a wider range of amenities, residents can easily travel to nearby Shepshed and Loughborough, where you will find an array of shops, restaurants, and leisure facilities. This property truly combines the best of village living with excellent accessibility, making it an opportunity not to be missed..



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Bathroom

Lounge

3.74 x 3.90m
12'3" x 12'10"

Kitchen / Breakfast Room

3.80 x 2.76m
12'6" x 9'1"

Reception Room

4.30 x 4.10m
14'1" x 13'5"

School Lane, Belton

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.