



Connells

Church Street  
Billesdon Leicester



### Property Description

Situated in the heart of the highly desirable and sought after village of Billesdon is an active village surrounded by Leicestershire's rolling countryside.

This lovely rural village is well positioned close to the A47 with links to the east, to the M1 and Leicester and to the west, the A1, Stamford and Peterborough. Market Harborough is about 11 miles away and from here there are direct trains to London St Pancras taking just under one hour.

Has a good range of village amenities including a local store and post office, public houses and restaurants, doctors surgery, reputable primary school, leisure amenities at the Coplow Centre and fine parish church.

### Ground Floor

#### Living Room

13' 2" x 12' 8" ( 4.01m x 3.86m )

With oak floor, radiator, fire place & window to the front

#### Kitchen

21' 9" x 11' 2" ( 6.63m x 3.40m )

Fully fitted kitchen with a radiators, kitchen island & an access to the rear aspect



## First Floor

### Bedroom 2

10' 9" x 9' 9" ( 3.28m x 2.97m )

Carpet floor, radiator, fitted wardrobes & window to the front

### Bedroom 3

11' 3" x 9' 9" ( 3.43m x 2.97m )

Carpet floor, radiator & window to the rear

### Shower Room

7' 7" x 3' 7" ( 2.31m x 1.09m )

Fitted with a cubicle shower, towel radiator, wash hand basin, toilet & window to the side

## Second Floor

### Bedroom 1

10' 2" x 15' 4" extending to ( 3.10m x 4.67m extending to )

Carpet floor, spotlights & roof windows

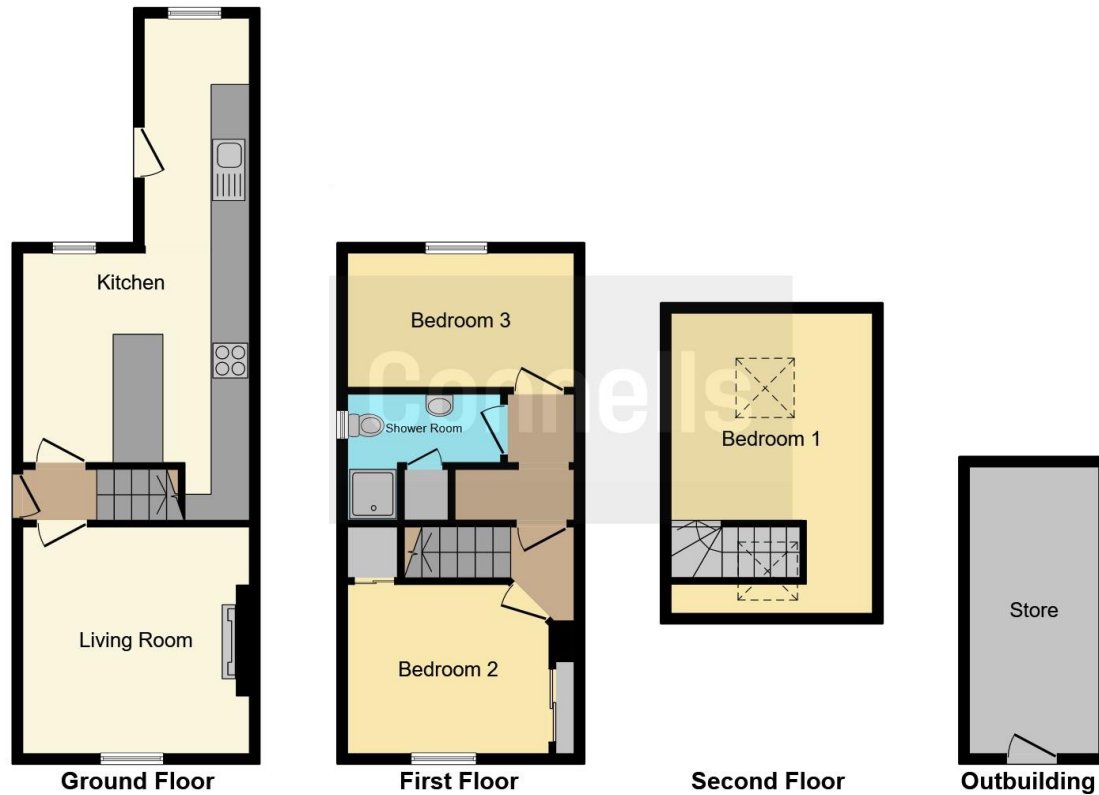
### Store

6' 6" x 14' 7" ( 1.98m x 4.45m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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