



The Beeches, 19 Billington Road East, Elmhurst, Leicestershire, LE9 7SB

HOWKINS &
HARRISON



The Beeches, 19,
Billington Road East Elmhurst,
Leicestershire, LE9 7SB

Guide Price: £1,300,000

A substantial detached residence situated within a premier residential location, offering impressive, versatile internal accommodation arranged over two floors extending to 3,567 sqft.

In brief comprising:-entrance hall, cloakroom WC, snug, dining room, study, playroom, and kitchen/diner with a utility room off. There is also a large sitting room which is open plan into a dining room and to the first floor you will find a large galleried landing and five bedrooms all with their own en-suite facilities.

Externally the property occupies a generous size plot with immaculately landscaped gardens and an adjoining paddock, extending to a total of 6.28 acres. There are various outbuildings including garages, approached via two separate driveways.



Location

The property is located in an attractive rural setting and is well situated for access to major road networks. Junction 2 of the M69 is approximately 3.5 miles to the south, providing convenient access to the A5, M1 and further afield. The village of Elmsthorpe itself has amenities including village hall, butchers, farm shop and public house, and the full range of amenities can be found in the nearby villages of Barwell, Earl Shilton and Market Bosworth.

Barwell & Earl Shilton – 2 miles

Market Bosworth – 7.5 miles

Leicester – 11 miles

Twycross House School – 14 miles



Accommodation Details – Ground Floor

Entrance hall with stairs to the first floor, cloak cupboard, further storage cupboard and doors leading to study, dining room having oak boarded flooring, study, cloakroom WC and a playroom with timber effect flooring. There is then access into the kitchen breakfast room which has a comprehensive range of wall and base units, granite preparation surfaces, Stoves range cooker, induction hob and extractor above, integrated microwave and dishwasher, chef island with cupboards below, tiled flooring with under floor heating and double opening doors leading into a magnificent sitting room offering open plan living space into a dining area with a vaulted ceiling and exposed beams, oak flooring and a fitted wood burner.





First Floor

Two sets of staircases lead from both the sitting room and entrance hallway provide access to all of the first floor accommodation. A large galleried landing has under floor heating and double glazed French doors to the rear garden and further windows to the rear elevation, overlooking the garden and fields beyond. There are five good size bedrooms, all with en-suite bathrooms or shower room. The master bedroom also has a range of built in wardrobes.

Features

- Delightful country property with a range of outbuildings
- Occupying a 0.76 acre plot enjoying countryside views
- Three separate reception rooms
- Large kitchen/diner and utility room
- Four excellent size bedrooms
- Family bathroom and two shower rooms
- Long driveway providing ample parking
- Well maintained gardens and grounds









Billington Road East, Leicester, LE9

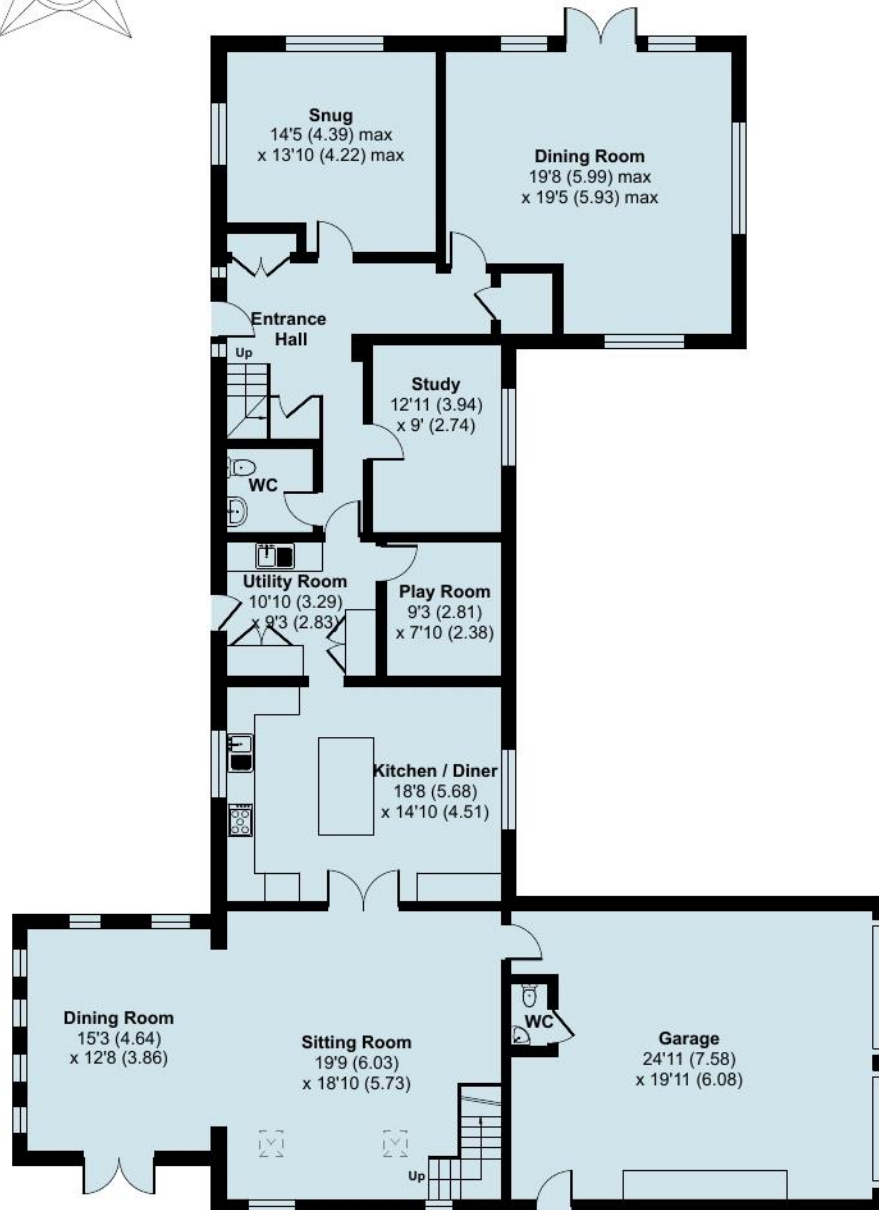
Approximate Area = 3567 sq ft / 331.4 sq m (excludes gallery)

Garage = 1217 sq ft / 113.1 sq m

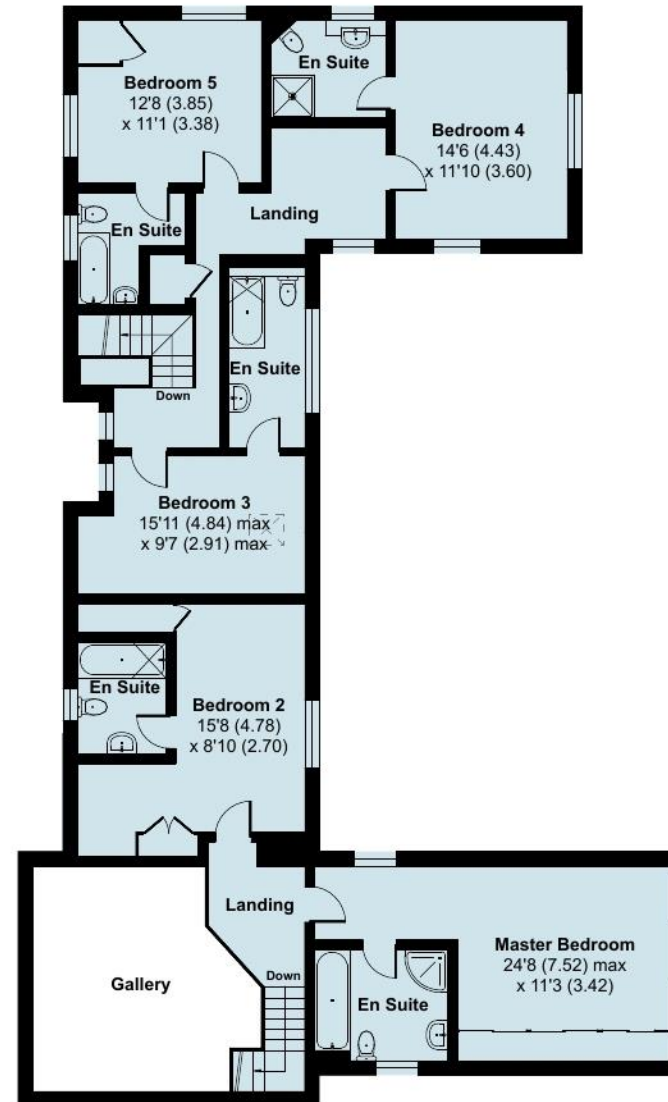
Outbuilding = 855 sq ft / 79.4 sq m

Total = 5639 sq ft / 523.9 sq m

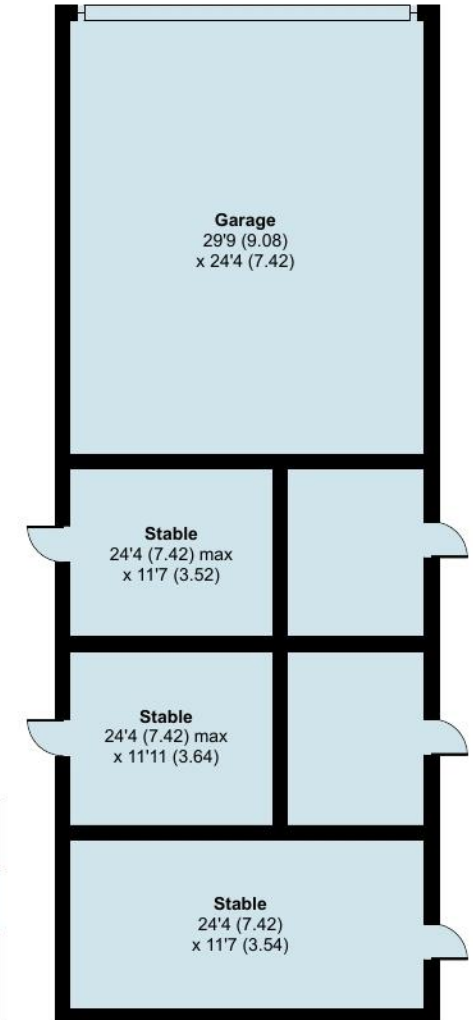
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Outside, Gardens and Grounds

Externally, the property occupies a generous size plot have two separate driveways leading to a double garage with electric roller shutter doors, a door leading to the main house and WC. There is a a main drive leading to ample parking for several vehicles also branching off to various outbuildings and a further double garage. The gardens are immaculately landscaped, being mainly laid to lawn, a large raised sun terrace with steps down to the main lawned area and a pond which is covered with pretty water Lily's. Adjoining the garden and patio, having access from the main road is an adjoining paddock the total plot extending to 6.04acres. Finally a large greenhouse with power and water supply.

Uplift/Overage Clause

The adjoining land is subject to an uplift clause - please ask for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on [Tel:01827-718021](tel:01827-718021) Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, and electricity are connected to the property. The central heating is oil fired and BT is the current broadband provider.

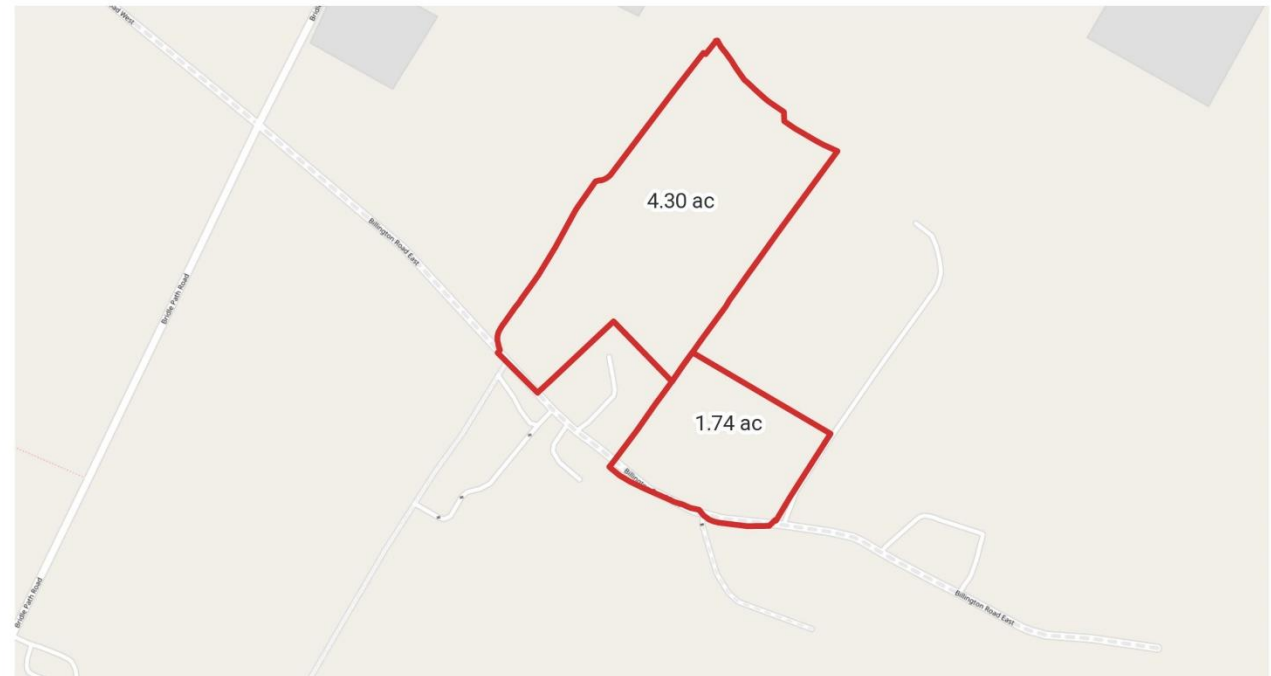
Local Authority

Blaby Council - [Tel:0116-275-0555](tel:0116-275-0555)

Council Tax

Band- G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Produced on Land App, May 16, 2025.
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50 m
Scale 1:2489 (at A4)

Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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