

JAMES SELLICKS

14b
The Old Stableyard

LEICESTER ROAD, BILLESDON
LEICESTERSHIRE LE7 9AQ

GUIDE PRICE:
£350,000



This high specification four bedroom semi-detached new build home, arranged over three storeys and nestled close to the heart of the popular village of Billesdon, with over 1,200 Sq. Ft. of accommodation, is ideal for first-time buyers and downsizers alike.

New build semi-detached home • Over 1,200 Sq. Ft of accommodation • Four Bedrooms • Ensuite and family bathroom • Sitting room • Contemporary dining kitchen • Landscaped garden to rear & Off-road parking • Sought after village location • No upward chain • Ten-year guarantee/ warranty •

Accommodation

Step through the front door into a welcoming hall, where you will find a handy built in storage cupboard, perfect for coats and shoes to your right. There is also a guest cloakroom here with a contemporary white suite. On the left a sliding door leads through into the kitchen/diner. Fitted with an extensive range of wall and base units that provide ample storage, with plenty of work surface space above. Integrated appliances include fridge/freezer, dishwasher, double oven and electric hob with extractor hood over. Natural light floods the room through the front and side windows. The sitting room spans the width of the home at the rear and feels spacious, yet cosy, commanding attractive views of the garden beyond through double French doors.

To the first floor you will find an elegant family bathroom with four piece contemporary suite comprising free-standing bath, separate shower cubicle, WC and wash hand basin set within a handy vanity unit. There are three bedrooms to this floor, two double and one single.

To the second floor there is handy loft-space storage within the eaves, while the master bedroom suite offers the perfect sanctuary with its own ensuite shower room.

Outside

An attractive frontage with bedding areas flanking the paved path to the front door. A hard-standing drive provides off-road parking for two vehicles. The rear garden has been landscaped with a paved patio terrace bordered by timber retaining wall. Steps lead up to a lawn with bedding borders. The garden is enclosed by timber fencing with gated access to the side.

Location

Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just off the A47. The village offers an unrivalled range of amenities for a village of modest size, with a Dr's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit.

Warranty

Each property comes with a ten-year guarantee/ warranty which will cover all aspects of manufacturing and building defects giving you peace of mind in your new home.

Satnav Information

The property's postcode is LE7 9AQ, and house number 14b.





EXTERNAL STRUCTURE

- Main structure to be traditional construction
- External walls of red brick
- Stone sills to the windows
- Benlows double glazed, timber windows throughout
- Roofs are slate tiles

KITCHEN

- Bespoke kitchen by highly regarded Leicestershire based Gaddesby Kitchens
- Soft closing drawers inc. cutlery tray
- Appliances with programmable controls
- Oven
- Microwave
- 4 zone hob
- Integrated fridge freezer
- Linear profile work surfaces with upstands

BATHROOM & ENSUITES

- Designer sanitary ware
- Quality Grohe fittings
- Tiled floors
- Designer sanitary ware to include bath / shower, shower cubicle, hand basin and WC
- Wall hung vanity units
- Chrome towel rails

BEDROOMS

- Carpets included to bedrooms
- Hard wood flooring in living areas

LANDSCAPING

- Block paved tandem driveway for two vehicles
- Block paved path to front door with planted borders
- Turfed rear gardens
- York style stone rear terrace
- Brick wall and/or fenced boundaries to rear
- An outside tap

HEATING, ELECTRICAL & LIGHTING

- Gas central heating
- High efficiency gas fired boiler
- Stelrad radiators with smart grills and thermostatic control valves
- Pressurised water cylinder
- LED spotlights to kitchen and bathrooms
- External wall lighting to front door and patio area
- External power socket provided

SERVICES

- Mains gas, water, electric and mains sewerage
- BT telephone line to the property (Client to arrange connection)
- Network, TV, telephone points throughout
- TV console plate in the living area

Tenure: Freehold

Local Authority: Harborough District Council

Conservation Area: Billesdon Conservation Area

Tax Band: E

Broadband: FTTP



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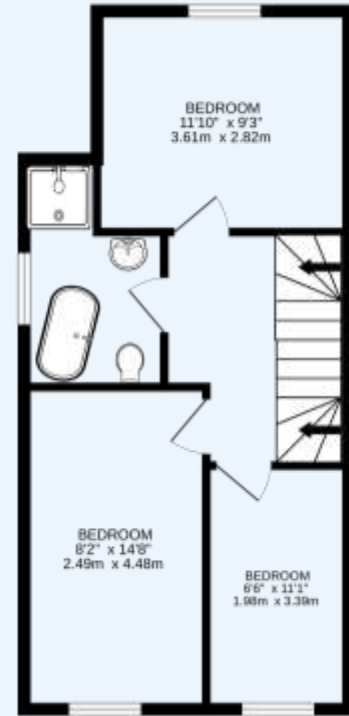
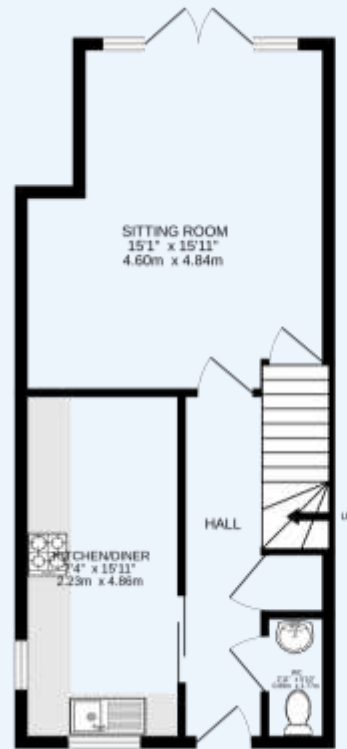
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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