

6 Weare Close

BILLESDON, LEICESTERSHIRE, LE7 9DY



JAMES
SELLICKS



Combine spacious accommodation with country living with this fabulous, detached home on the periphery of the popular East Leicestershire village of Billesdon. Built in 2006 by Messrs David Wilson Homes, this generously sized five-bedroom, three bathroom detached family home, has a large driveway and is offered for sale with no upward chain.

Executive detached family home • Entrance hall • Sitting room • Dining room • Study • Open plan living kitchen • Galleried landing • Five bedrooms • Two Ensuites • Family bathroom • Large driveway • Detached double garage • Rear garden • Desirable east Leicestershire village • Excellent local amenities • No upward chain •

Accommodation

The accommodation comprises a reception hall, WC, study, dining room, sitting room, living kitchen and a utility room. Stairs rise to a first-floor galleried landing, five bedrooms, with two having ensembles, and a further family bathroom. Outside to the front is a large tarmac driveway which leads to a double garage, and rear lawned gardens.

The property is entered via a large reception hall with a cloak's cupboard and a central sweeping staircase rising to the first floor. There is a guest WC with a white two-piece suite comprising a low flush WC and a wash hand basin. To the front of the property is a study and a dining room, both with two windows overlooking the front. To the left off the entrance hall is a sitting room with an exposed brick Inglenook fireplace and oak Bessemer beam, and French doors with full height windows either side to the rear garden.

The property boasts a good sized open plan living dining kitchen with a range of beech eye and base level units and drawers, a one and a quarter bowl stainless steel sink and drainer unit with a swan neck mixer tap over positioned at the window to take in views of the rear garden, a Miele electric oven, plumbing and space for a dishwasher, A gas fired Aga, and French doors and windows to the rear garden. There is a further window to the side elevation. The utility room off the kitchen has a further range of eye and base level units, a stainless-steel sink, plumbing and space for a washing machine, space for a tumble dryer, a Worcester wall mounted boiler and a door to the side elevation.

Stairs rise to the generous first-floor galleried landing with a statement arched picture window to the front elevation. There are five bedrooms, all with fitted wardrobes. The expansive master bedroom has an ensuite bathroom with a white four-piece suite with a low flush WC, wash hand basin, bath, double shower enclosure with fixed and flexible shower heads. Bedroom two also has an ensuite with a white three-piece suite comprising a low flush WC, wash hand basin and a double shower cubicle. The family bathroom completes the accommodation and has a four-piece suite comprising a low flush WC, wash hand basin, panelled bath and a separate shower cubicle.

Outside

To the front of the property are lawned gardens and a large sweeping driveway providing access to a double garage with twin up and over doors. To the rear are mature gardens with paved patio areas, lawns, planted borders and mature trees.





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 doctor's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit.

There are wider choices for education in the local area, with access to Church Langton Primary School, Great Glen, Oakham, Uppingham, Oundle and Stamford. Hallaton and Tugby primary schools are also nearby.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: G

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Assumed to be FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: No modifications

Planning issues: None which our clients are aware of

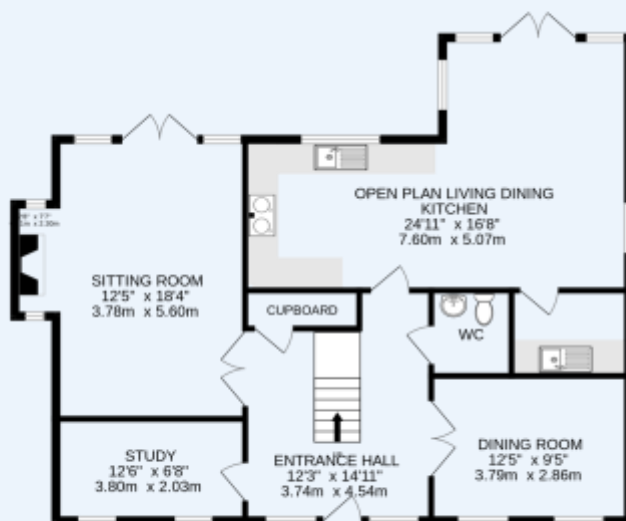
Satnav Information: The property's postcode is LE7 9DY, and house number 6.



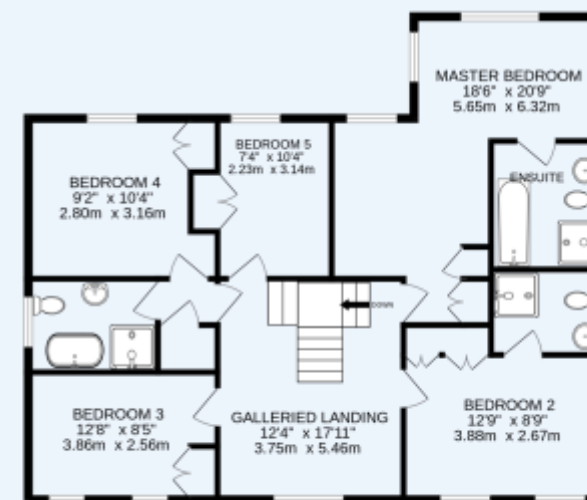




GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2448 sq.ft. (227.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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