

An aerial photograph of a residential street in Billesdon, Leicestershire. A red outline highlights a specific property, a two-story brick house with a dark grey roof and two dormer windows. The house is situated on a slight rise and has a well-maintained lawn and garden. To the left of the highlighted house is a detached garage with a grey corrugated metal door. The street is paved and has a few parked cars. In the background, there are more houses and green fields under a clear blue sky.

JAMES
SELICKS

Forge Court

WEST LANE, BILLEDON, LEICESTERSHIRE LE7 9BP

Situated in a peaceful, private cul-de-sac in Billesdon, is this spacious detached three double bedroom family home, offered with no upward chain. The property offers ample space for a growing family and Billesdon village provides excellent amenities and a strong sense of village community, making it popular with young families.

Spacious detached family home • Wooden double glazed throughout • Entrance Hall • Sitting room • Garden room • Dining kitchen • Study • Three double bedrooms • Ensuite & family bathroom • Low maintenance rear garden • Driveway and double garage • Quiet cul-de-sac location • Popular east Leicestershire village • Excellent local amenities • No upward chain •

Accommodation

The property is entered into an entrance hall with engineered oak flooring, stairs rising to the first floor with an understairs storage cupboard beneath. Off the entrance hall is a cloakroom with tiled flooring and walls, low flush WC and a sink with storage. The sitting room has a window to the front, a feature gas fire with wooden mantle, marble hearth and back. There are spotlights to the ceiling and double-glazed doors lead into the garden room. The garden room has a large Velux window to the side and bifold doors opening onto the garden. It has tiled flooring and spotlights to the ceiling and is currently configured as an office. Also off the hallway is a study with a window to the front elevation.

The dining kitchen has a tile flooring and an excellent range of wooden eye and base level units and drawers with black Quartz worksurface over. Integrated appliances include a pair of Neff black ovens, a four-ring black Neff hob with a stainless-steel extractor fan over, dishwasher and fridge freezer. Positioned under the window is an undermounted sink with Quartz drainer. To the dining area a patio door opens out the garden. Double glass doors lead into the sitting room. Off the kitchen is a utility room with matching cabinets to the kitchen, with one housing the boiler. There is space and plumbing for a washing machine and tumble dryer, and further white appliance space. A stainless-steel sink with drainer is set within Corrian worksurfaces and a door gives access to the garden.

Stairs rise to the first-floor landing which gives access to the bedroom accommodation. The master bedroom has a dormer window to the front two double wardrobes and eaves storage. Ensuite off has a double shower cubicle, wash hand basin, low flush WC, eave storage, a chrome heated towel rail, tiled flooring, part tiled walls and spotlights. Bedroom two is a double and has a dormer window to the front, two fitted cupboards and a further eaves storage. Bedroom three is a double bedroom with a dormer window to the front. The Family bathroom has tiled flooring and part tiled walls, a panelled bath with shower over, low flush WC, pedestal wash hand basin with a fitted mirror with lights over, chrome heated towel rail, eaves storage, spotlights and a Velux window to the rear.

Outside

The property is approached via a private road off West Lane. To the front of the property, is off-road parking for three vehicles and a very big detached double garage. The rear garden has a patio area, with a further hard standing wraparound section between the house, with attractive planting.

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.





Planning Permission

The property benefits from a planning consent for the conversion and extension of the garage and store to create a dwelling, and the erection of a replacement timber framed cart lodge to provide covered parking for 1 Forge Court. Ref. No: 23/00965/FUL

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Billesdon Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Tax Band: E

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

Shared Road: The owners will have to contribute towards the upkeep, maintenance and repair of the shared road with the other dwellings situated on Forge Court.

Broadband delivered to the property: Assumed 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 accessibility modifications

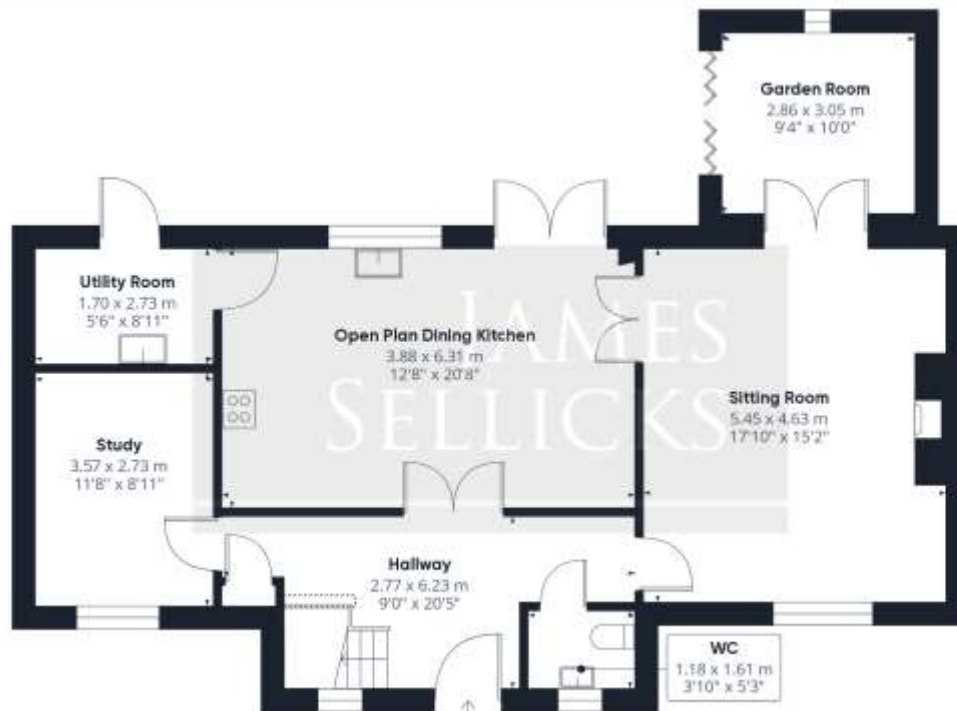
Planning issues: None which our clients are aware of

Satnav Information

The property's postcode is LE7 9BP , and house number 1.







Floor 1 Building 1



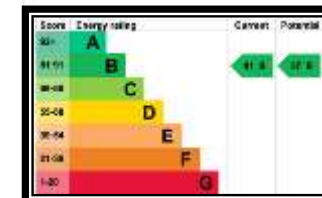
Floor 2 Building 1

Approximate total area⁽¹⁾

201.48 m²
2168.71 ft²

Reduced headroom

4.98 m²
53.62 ft²



(1) Excluding balconies and terraces

Reduced headroom

— Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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