



JAMES  
SELICKS

Harborough Road

NEW INN, NR BILLESDON, LEICESTERSHIRE



A beautiful and substantially extended period semi-detached cottage offering spacious accommodation not apparent from the roadside and located on a generous plot abutting open fields to the rear. Located in the small rural hamlet of New Inn, lying south of the village of Billesdon, it is flanked by some of Leicestershire's most attractive countryside. Offered for sale with no upward chain.

Sitting room | Dining room | L shaped kitchen open to a family room | Three double bedrooms | Ensuite | Family Bathroom | Driveway | Total plot approx. 0.16 acres | Rear gardens abutting open countryside | Offered with no upward chain

#### Accommodation

The accommodation with oil fired central heating is entered into an entrance hall with flagged stone flooring, and a part glazed oak door. A cloakroom off comprises a white two-piece suite with a low flush WC, wash hand basin, flagged stone flooring and a window to the side elevation.

To the right off the entrance hall, the sitting room has a cast iron log burner set within a brick surround, with stone hearth and a timber mantle over. There are exposed ceiling beams and French doors with full height windows to either side providing access to the rear garden. Opposite the sitting room is the dining room which also boasts exposed ceiling beams, a dual aspect with windows to the side and front, an understairs storage cupboard, oak laminate style flooring, and stairs rising to the first floor.

To the rear of the property is a superb L shaped kitchen with bespoke oak fronted eye and base level units to include a useful pantry cupboard with black star galaxy granite cold slab, drawers and further basket drawers, black star galaxy granite worktops, integrated dishwasher, fridge, under mounted ceramic Belfast sink with chrome swan neck mixer tap over, four oven oil fired Aga with electric halogen module and tiled splashbacks, exposed ceiling beams, under unit lighting, flagstone flooring, ceiling spotlights, enclosed boiler, double glazed window and stable door to rear garden.

Stairs rise to the first-floor landing which has exposed ceiling beams, loft access and an airing cupboard. The principal bedroom has windows to the side elevation. An ensuite shower room has a white three-piece suite comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with fixed shower head, tiled flooring, chrome heated towel rail, and a window to the side elevation. Bedroom two has a cast iron fireplace with marble hearth, fitted wardrobes with two further storage cupboards, and a window to side elevation. Bedroom three has fitted wardrobes and a window to the side elevation. An office has a window to the front elevation.

#### Outside

The front of the property is approached via a shared gravelled driveway with parking provisions, which leads to further private gravelled driveway to the front of the property with additional parking.

To the rear of the property are beautifully maintained gardens with random flagged stoned paved patio areas, raised lawned gardens with mature planted borders, vegetable patch, two large timber sheds all abutting open fields to the rear.







#### Location

The hamlet of New Inn is located just off the B6047, approximately 12 miles east of Leicester and 11 miles north of Market Harborough, both providing fast rail links to London St Pancras. In the neighbouring village of Billesdon there are a good range of amenities catering for all day-to-day needs. There is nearby schooling in the state and private sector. Situated in Leicestershire high country, the area is well served by many scenic bridleways, walks and rolling countryside views.

**Tenure:** Freehold

**Local Authority:** Harborough District Council **Tax Band:** D

**Listed Status:** Not Listed **Built:** 1840 with later additions

**Conservation Area:** Yes, Rolleston Conservation Area

**Loft:** Insulated, boarded, lit with loft ladders

**Services:** The property is offered to the market with mains water, oil-fired central heating and drainage to a septic tank

**Meters:** Electric smart meter

**Broadband delivered to the property:** FTTC

**Non-standard construction:** Believed to be of standard constructed

**Wayleaves, Rights of Way, Easements & Covenants:** Yes

**Flooding issues in the last 5 years:** No

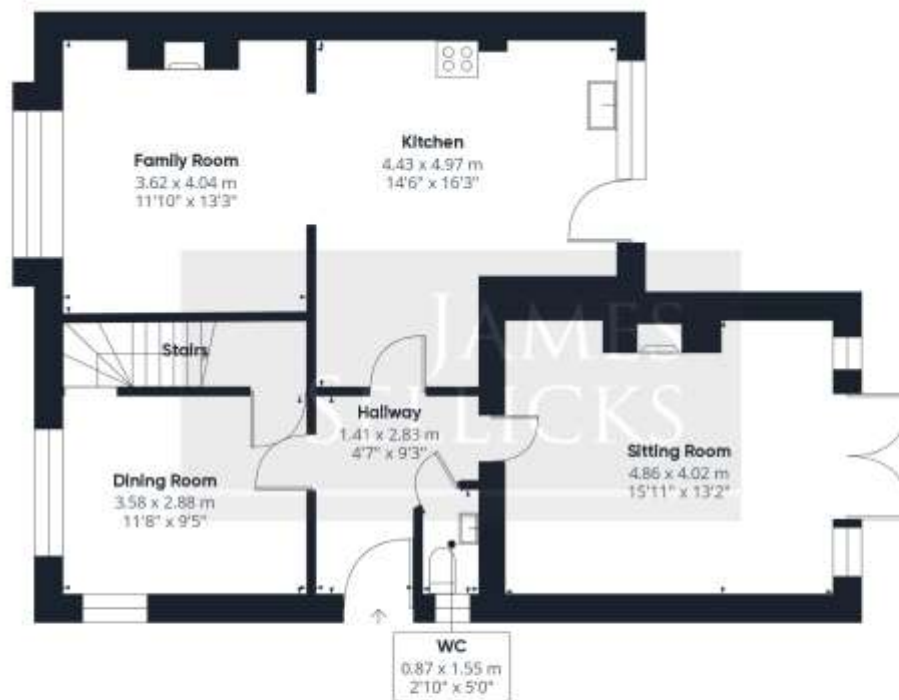
**Accessibility:** Two storey dwelling. Has a stairlift (not included within the sale) and a low-level shower.

**Satnav Information:** The property's postcode is LE7 9EL, and house number 8









Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

132.05 m<sup>2</sup>

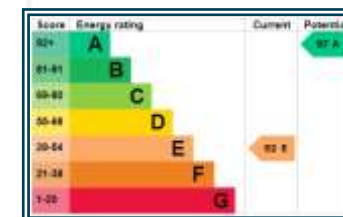
1421.39 ft<sup>2</sup>

### Directions

Proceed out of Market Harborough on the B6047 Melton Road. Continue through Tur Langton and Three Gates. The next village being New Inn, where the property may be found towards the end of the village on the left-hand side as indicated by the Agents For Sale board.

### SatNav Info

The property's postcode is LE7 9EL, and house number 8.



(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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#### Important Notice

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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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