



25 Church Street, Belton, Leicestershire, LE12 9UG

HOWKINS &  
HARRISON







25 Church Street,  
Belton,  
Loughborough, LE12 9UG

Offers in excess of: £950,000

Offered to market with no upward chain, is this immaculately presented six bedroom home having been sympathetically renovated throughout and epitomizes modern family living. Having an abundance of living space, totalling approximately 3600 sqft the property briefly comprises:- a superb open plan living/dining kitchen alongside three further reception room across the ground floor. To the first and second floors you will find six bedrooms, four of which have en suite facilities and a family bathroom. Externally there is a generous size, private rear garden with patio and laid lawn. An internal viewing is highly recommended.

#### Features

- The perfect example of modern family living
- Beautifully presented living/dining/kitchen
- Three good sized reception rooms
- Six double bedrooms, four with en suite facilities
- Extensive, private rear gardens
- Fantastic village location ideal for commuting
- No upward chain





## Location

Belton is a small village and civil parish in North West Leicestershire approximately 2 miles North West of Shepshed, 5.5 miles North West of Loughborough and 6 miles North East of Ashby De La Zouch. There is a village hall, well regarded village school, local well supported convenience store and a popular public house/gastro pub. In the centre of Belton village is the Grade II listed Church. Belton village benefits from road links via both the A6 and A512, together with easy access to both the A42 and M1 motorway networks with East Midlands conurbations beyond. Nottingham/East Midlands airport, East Midlands Parkway and Loughborough Railway Station are also located within commuting distance, together with Nottingham; Derby and Leicester..



## Accommodation Details – Ground Floor

A traditional open entrance canopy with entrance door leads into the reception hall with doors leading off and giving access across all of the ground floor living accommodation. To the left are two good sized reception rooms the first of which is a cosy snug/lounge with feature log burner, whilst the second is a sizeable home office or play room. Further down the hall the property opens out into an impressive 'White Kitchen Company' living kitchen having been fitted with a full range hand made solid timber units with built-in appliances, quartz work preparation surfaces and matching island unit. Elsewhere there is a separate generous size sitting room that flows into the open plan living space to the rear creating the ideal family home. To complete, the property offers a generous utility/laundry room also with solid timber units and quartz work surfaces and separate access into the rear garden. There is underfloor heating in the kitchen and open plan area.













## First & Second Floors

A staircase rises from the dual height entrance hall onto the first floor landing where four of the six bedrooms alongside a family bathroom can be accessed. Overlooking the front elevation is a good size second bedroom with a large en suite shower room, bedrooms three and four are also generous double rooms and have access to their own en suite shower rooms. The final bedroom on this floor is serviced by a three piece family bathroom.

A further staircase rises from the first floor to the second floor landing where you will find an impressive principal bedroom with a four piece en suite bathroom. To complete is the sixth and final bedroom which would make an ideal dressing room or nursery.









## Outside

To the front the property is a driveway providing ample off road parking for a number of vehicles, a double garage adjoins the property providing further parking or excellent storage. A gate leads from the side providing access into the landscaped rear gardens and bi-folding doors open from the open plan living/kitchen straight onto the patio seating area making this an excellent space for outdoor entertainment. To complete is a large lawn garden surrounded by a variety of mature trees and shrubs and open views.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.









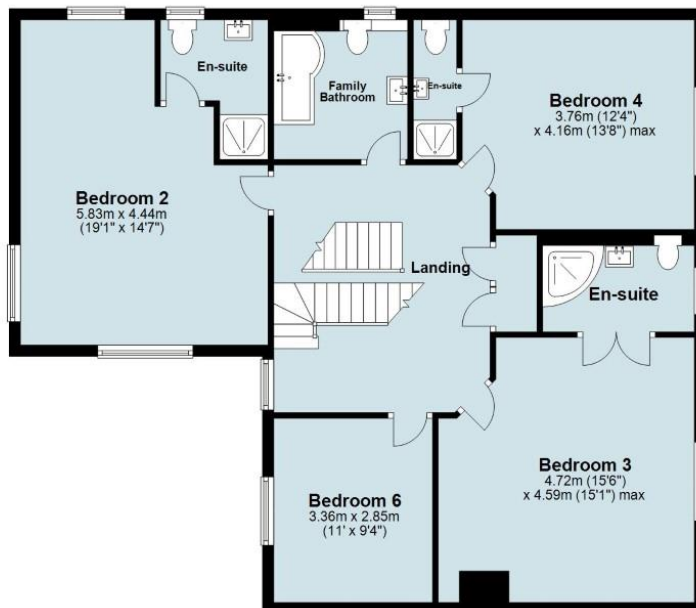
# Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

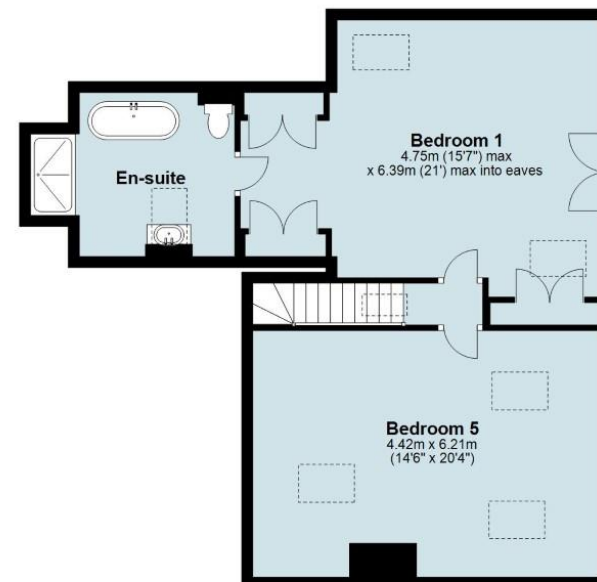
Ground Floor



First Floor



Second Floor





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 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, but we are advised that the following are connected, mains water, drainage, gas and electricity. The central heating system is gas fired.

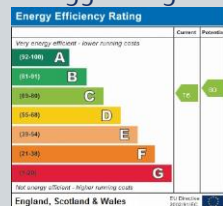
## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax Banding

Band - G

## Energy Rating



## Howkins & Harrison

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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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