



Rempstone Road, Belton



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**£320,000**

- FANTASTIC OPPORTUNITY
- READY FOR MODERNISATION
- COUNTRYSIDE VIEWS
- GOOD SIZED PLOT
- APPROX 2000 SQ FT
- VILLAGE LOCATION
- FREEHOLD
- EPC rating COMING SOON



An exciting opportunity to acquire a substantial five bedroom Georgian semi detached home located on Rempstone Road in the sought after village of Belton. Set within a generous plot and offering over 2,000 sq ft of accommodation (approximately), this impressive period property provides excellent scope for improvement and redevelopment.

Arranged over three floors, the house offers well proportioned living space typical of Georgian design. The accommodation includes five double bedrooms, making it ideal for family living or those seeking a spacious character home. The property requires modernisation throughout, presenting a fantastic blank canvas for buyers looking to create a bespoke home while adding significant value.

Externally, the large plot offers ample outdoor space with potential for landscaping or extension, subject to the necessary planning consents. The village location of Belton provides a desirable balance of countryside living with convenient access to nearby towns, amenities, and transport links.

This is a rare opportunity to purchase a sizeable period property in a popular village setting, offering character, space, and exceptional potential for transformation.





LOUNGE 8.94m x 4.51m (29'4" x 14'10")

KITCHEN/DINING 6.71m x 3.02m (22'0" x 9'11")

GROUND FLOOR WC 1.78m x 2.13m (5'10" x 7'0")

BEDROOM ONE 4.71m x 4.84m (15'6" x 15'11")

BEDROOM TWO 4.71m x 3.95m (15'6" x 13'0")

BEDROOM THREE 3.29m x 4.85m (10'10" x 15'11")

BEDROOM FOUR 3.29m x 3.94m (10'10" x 12'11")

BEDROOM FIVE 3.02m x 3.94m (9'11" x 12'11")

BATHROOM 3.02m x 2.48m (9'11" x 8'1")

OFFICE 3.02m x 2.26m (9'11" x 7'5")

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. North West Leicestershire District Council - Tax Band D

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

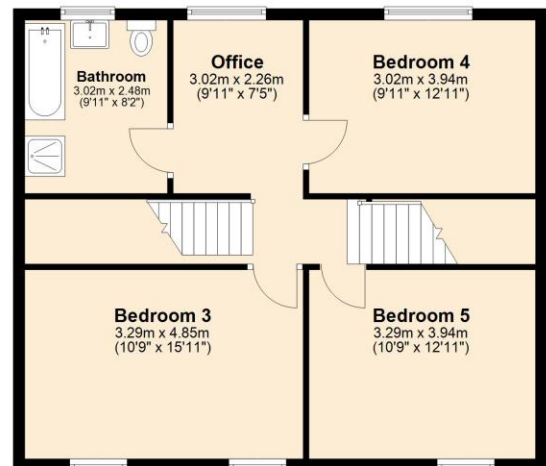
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





### First Floor

Approx. 67.8 sq. metres (730.1 sq. feet)



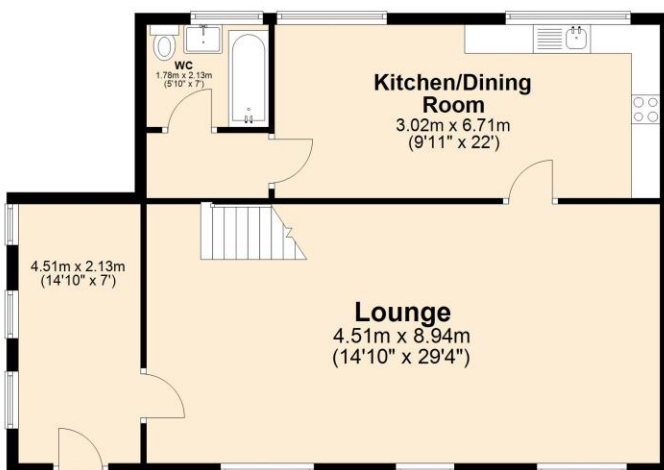
### Second Floor

Approx. 41.9 sq. metres (450.9 sq. feet)

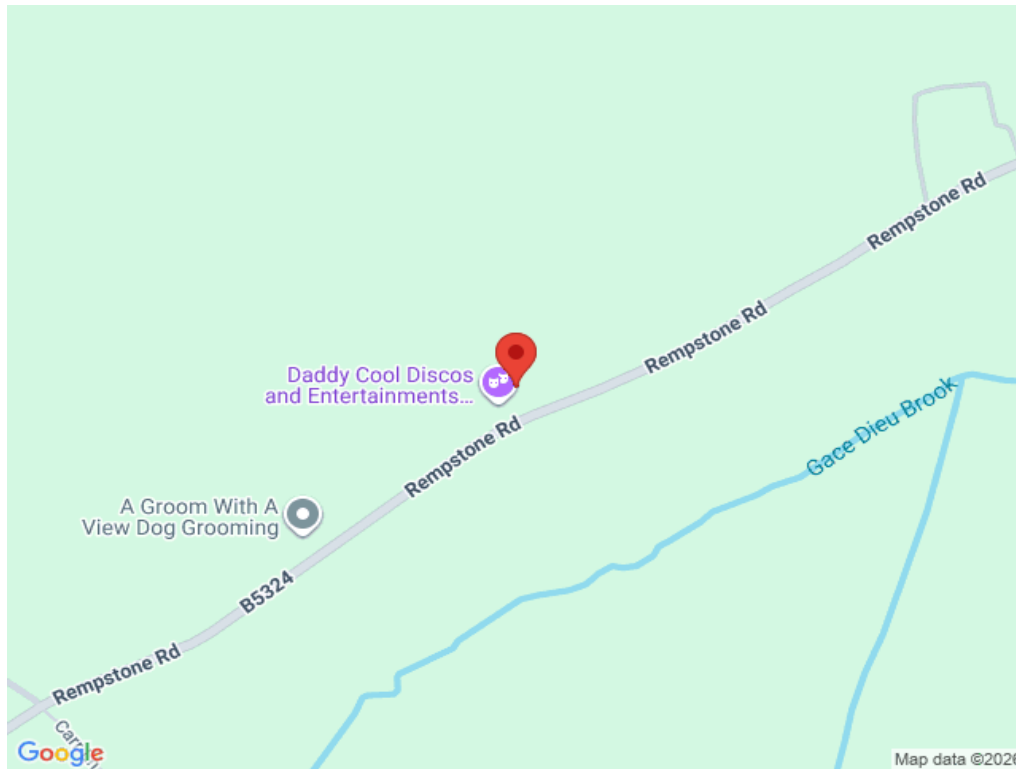


### Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



Total area: approx. 188.0 sq. metres (2023.5 sq. feet)



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