



Sinclair

9 Church Street, Belton, Leicestershire, LE12 9UG

Guide Price £750,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

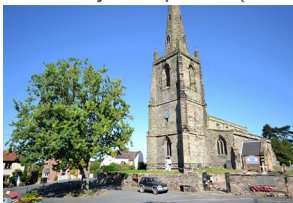
- Imposing Period Residence
- Gas Central Heating
- Generously Proportioned Accommodation
- Council Tax Band\*: F
- uPVC Double Glazed Windows
- Views to Front and Rear
- Five Bedrooms
- Price: £750,000

## Overview

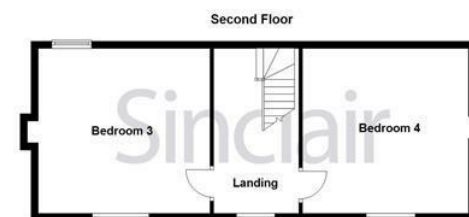
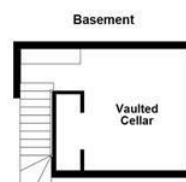
This imposing Georgian property has remained in the current family for the last half century and occupies a central village location with superb views over the village Church grounds and countryside views to rear. While it requires some modernisation, the property offers fantastic living space, with flexible and generous proportions. The accommodation comprises reception hall, living room, separate dining room, garden room/art studio, fitted breakfast kitchen, side porch/boot room, conservatory room, downstairs shower room. There is a vaulted 7'1 high cellar with thrawl. The first floor is accessed via two staircases led to two double bedrooms, one with en-suite and an inner landing servicing a fifth bedroom and bathroom. To the second floor there are two further bedrooms which really benefit from the views. Outside the extensive gardens offer privacy and are mature with a number of trees, plants and shrubs, there is a double garage with workshop/store.

## Location\*\*

Belton is a small village in North West Leicestershire there is a Church of England Primary school which caters for children aged 4 to 10 but children can travel by bus to Shepshed High School once they pass into secondary school. The church is a fine old edifice, with tower and spire; and contains a monument of Roesia de Verdun, the founder of Grace-Dieu nunnery. The village is also home to a doctors surgery and The Queens Head which is a gastro pub and former coaching inn situated in the heart of the village. Nearest Airport: East Midlands (4.5 miles). Nearest Train Station: Loughborough (7.8 miles). Nearest Town/City: Shepshed (3.2 miles). Nearest Motorway: M1 (23a)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

Period entrance door with half moon multi-pane feature window over, leading to the reception hall.

### RECEPTION HALL

The reception hall has a tiled floor, balustrade staircase accessing the first floor with an under stairs storage cupboard and timber panelled doors accessing the living room, dining room, garden room/workshop.

### LIVING ROOM

15'11 x 14'11 (side of chimney breast) (4.85m x 4.55m (side of chimney breast))

uPVC double glazed sash multi-pane window to the front elevation overlooking the Church grounds, two radiators, uPVC double glazed window to the rear elevation, feature fireplace with marble hearth matching back and window sides and over-mantle with an inset coal effect gas fed fire. There is wood strip flooring and recessed display cabinet to the wall, there is coving to ceiling and central beam.

### DINING ROOM

16' x 15' (side fo chimney breast) (4.88m x 4.57m (side fo chimney breast))

uPVC double glazed sash window overlooking the Church grounds, wood strip flooring, coving the ceiling, central beam, feature fireplace with marble hearth with matching back having wooden sides and over-mantle and having and inset live flame gas fed fire, there are 2 radiators, timber panel door accessing the fitted breakfast kitchen.

### FITTED BREAKFAST KITCHEN

16'4 (max) 14'1 (min) x 11'5 (4.98m (max) 4.29m (min) x 3.48m)

The kitchen has a one and a half bowl single drainer ceramic sink unit with chrome swan neck mixer tap over and cupboards under, there are fitted gloss units to the wall and base with roll edge worksurface, there are pan drawers, plumbing for washing machine and dishwasher, space for tumble dryer. There is a wall mounted gas boiler, a NEFF electric hob and NEFF double eye level oven and grill. There is uPVC double glazed window to the side elevation and door accessing the timber side boot room/porch, tiled flooring, door accessing stairs leading to the cellar and secondary set of stairs to the first floor, uPVC double glazed door accessing the garden, the built-in pantry store with shelving light and power and door accessing a rear conservatory which accesses the down stairs shower room and store.

### CONSERVATORY

8'9 x 7'3 (2.67m x 2.21m)

The conservatory is off uPVC double glazed construction with bi-fold doors accessing the garden, it has continued tiled flooring from the kitchen, electric light and power, door accessing a store and downstairs shower room.

### DOWNSTAIRS SHOWER ROOM

Fitted with a white three piece suite comprising shower cubicle with tiled surround, lowe flush WC and wash hand basin with chrome tap, there is a uPVC double glazed opaque glass window to the side elevation.

### VAULTED CELLAR

The cellar is accessed via tiled stairs leading to an area with thrawl and open access to the main cellar room. The main cellar area is 11'9 x 7'2 with a 7'1 vaulted ceiling providing plenty of head height. The cellar offers a useable space with a further section ideal for wine storage.

### GARDEN ROOM/WORKSHOP

17'5 x 8'9 (5.31m x 2.67m)

This room has been used as an art studio and workshop with solid base and uPVC double glazed windows to the rear elevation overlooking the garden, there are two radiators and access door leading to the garden.

### FIRST FLOOR

The first floor landing offers a pleasant open space with uPVC double glazed sash windows overlooking the church grounds, there is a further balustrade staircase leading to the second floor and timber panel doors accessing two double bedrooms, one of which has an en-suite.

### BEDROOM ONE

15'10 (max) 10'10 (min) x 15'2 (4.83m (max) 3.30m (min) x 4.62m)

uPVC double glazed sash window to the front elevation overlooking the church grounds, radiator, uPVC double glazed window to the rear elevation overlooking the garden and view beyond to open countryside. There is access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising corner shower cubicle with curved door screening, low flush WC (with saniflo system) and pedestal wash hand basin.

### BEDROOM TWO

16' x 15'2 (side of chimney breast) (4.88m x 4.62m (side of chimney breast))

uPVC double glazed sash window to the front elevation with views over the Church grounds, radiator, door accessing an inner landing accesses the rear of the property.

### INNER LANDING

The inner landing has a built-in storage cupboard, there are stairs leading down to the kitchen and access to bathroom and further bedroom. Having the secondary staircase to the kitchen this could make an ideal teenager suite or guest area.

### BEDROOM FIVE

9'10 x 7' (not inc recessed storage area) (3.00m x 2.13m (not inc recessed storage area))

uPVC double glazed window to the rear elevation overlooking the garden, radiator, recessed shelving and recessed area with stairs accessing the loft area.

### BATHROOM

The bathroom is fitted with a panel bath, low flush WC, bidet, wash hand basin and enclosed shower area, there is a built-in storage cupboard, radiator, uPVC double glazed opaque glass window to the side elevation.

### SECOND FLOOR

The second floor landing is a pleasant open space with a uPVC double glazed sash windows overlooking the Church grounds and timber panel doors accessing tow further bedrooms.

### BEDROOM THREE

15'7 x 15'1 (4.75m x 4.60m)

uPVC double glazed sash window to the front elevation overlooking the Church grounds and further uPVC double glazed window to the rear elevation with countryside and roofscape views.

### BEDROOM FOUR

16'1 x 15'7 (4.90m x 4.75m)

uPVC double glazed sash to the front elevation overlooking the Church grounds.

It should be noted the the second floor does not have gas central heating.

### OUTSIDE

The property occupies a central village location with views across the Church and grounds, there is a brick wall and granite walled front boundaries and arch way leading to the side entrance and driveway providing off road car standing. The property had well proportioned gardens and timber built garage (in need of repair).

The main garden is mature with a variety of plants, shrubs and trees including walnut, fig, blackthorn, weeping willow, cherry, damson, yew, apple and quince.

### GARAGE

16'7 x 15'7 (5.05m x 4.75m)

The construction is brick, block and granite walls with timber framed roof and frontage. There is electric light and power although requires some improvement to the areas of timber, there is a super space in addition to attached workshop/store.

### WORKSHOP/STORE

10' x 6'1 (3.05m x 1.85m)

With personnel access door leading to the garden.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

### SOLAR PANELS

We are advised by the vendors that the solar panels are owned outright and produce a payment back every 3 months. Since September 2023 to date the panels have generated payments totalling approximately £1041.46

# Sinclair

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**Sinclair**

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