



Brook Lane, Billesdon

In Excess of £500,000

DEVELOPMENT OPPORTUNITY (sub. to regulations). In need of full modernisation/development is this detached dwelling situation on a REASONABLY SIZED PLOT providing four reception rooms, three kitchens, NINE BEDROOMS and four bathrooms/shower rooms.



Knightsbridge
Estate Agents

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Entrance Hall

With ceiling coving, picture rail, electric meter, stairs to first floor.

Reception Room One 15' 0" x 11' 10" (4.57m x 3.61m)

With window to the front elevation, fire surround.

Reception Room Two 15' 5" x 12' 0" (4.70m x 3.66m)

With three windows to the side elevation.

Study 11' 10" x 7' 5" (3.61m x 2.26m)

Kitchen 10' 0" x 8' 0" (3.05m x 2.44m)

With window to the rear elevation, wall and base units with work surface over, stainless steel sink and drainer.

Bathroom 7' 10" x 4' 10" (2.39m x 1.47m)

With bath, low-level WC, wash hand basin, part tiled walls.

Reception Room Three 15' 4" x 10' 0" (4.67m x 3.05m)

With window to the side elevation, under stairs storage cupboard.

Additional Kitchen 8' 0" x 6' 4" (2.44m x 1.93m)

With window to the front elevation, wall and base units with work surface over, stainless steel sink and drainer, gas cooker point.

First Floor Landing

With stairs to second floor.

Bedroom One 13' 1" x 12' 0" (3.99m x 3.66m)

With window to the front elevation, built-in wardrobe.

Bedroom Two 12' 0" x 10' 0" (3.66m x 3.05m)

With window to the front elevation.

Bedroom Three 17' 5" x 12' 3" (5.31m x 3.73m)

With window to the side elevation.

Bedroom Four

9' 0" x 8' 10" (2.74m x 2.69m)

With window to the front elevation, built-in wardrobe.



Bedroom Five 13' 1" x 12' 7" (3.99m x 3.84m)

With window to the side elevation.

Additional Kitchen 11' 1" x 10' 6" (3.38m x 3.20m)

With window to the rear elevation, gas cooker point, sink base unit.

Shower Room

With shower area, wash hand basin.

Bathroom 6' 7" x 7' 4" (2.01m x 2.24m)

With window, bath, low-level WC, wash hand basin, part tiled walls.

Second Floor Landing

With access to the following room:

Bedroom Six

With window to the side elevation.

Bedroom Seven 13' 5" x 12' 0" (4.09m x 3.66m)

With window to the front elevation.

Bedroom Eight 12' 0" x 14' 0" (3.66m x 4.27m)

With windows to the front and rear elevations.

Bedroom Nine 8' 7" x 8' 5" (2.62m x 2.57m)

With window to the front elevation.

Shower Room

7' 7" x 4' 9" (2.31m x 1.45m)

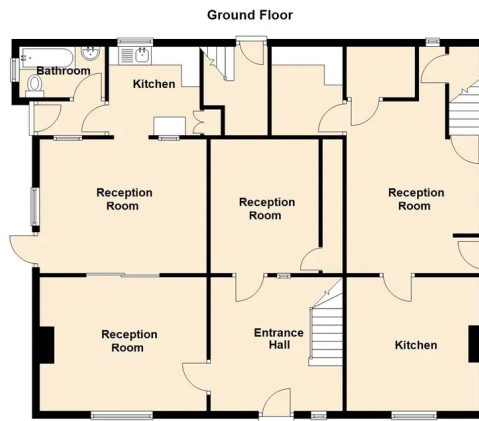
With window to the side elevation, low-level WC, wash hand basin, part tiled walls.

Gardens

Situated on generous grounds with outbuildings, gardens to the front, side and rear.

Driveway

Providing off road parking



This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanItUp.

The property is located in the heart of the village of Billesdon, lying approximately 10 miles east of Leicester and 11 miles north of the market town of Market Harborough, boasting an array of local facilities not usually associated with a village of this size including a village store, post office, two popular public houses, Parish Church, GP surgery, primary school and a number of sporting and social facilities. The village is surrounded by some of Leicestershire's rolling countryside.

Council Tax band: E

Tenure: Freehold

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