



Emmersons Court Long Street  
Belton Loughborough





### Property Description

This beautifully presented detached family home is set back on a quiet cul-de-sac in the desirable village of Belton. The property is located on a development of 5 exclusive properties, built by a renowned local builder. The property offers spacious high specification living including underfloor heating to the ground floor, the accommodation is arranged over three floors including an entrance hall, a contemporary open plan breakfast kitchen/dining area with bi-folding doors opening out to the rear garden, a lounge with a multi fuel stove, utility room, study and w/c to the ground floor, three bedrooms and a family bathroom to the first floor, and a large master bedroom (with en-suite shower room) to the second floor. Benefiting from gas central heating with a combination boiler double glazing and underfloor heating to the ground floor. The property boasts attractive enclosed gardens to the rear, plus a block paved driveway and single garage to the front providing off road parking. Belton boasts excellent local facilities including a local shop, doctors, school, gastro pub and restaurant. Main road routes give access to Nottingham, Leicester and Loughborough and Derby. Viewing is highly recommended.

### Front Entrance Door

With light panels, leading to:-

### Reception Hall

Oak stairs rising to the first floor, under-stairs storage cupboards (with hanging rail and drawers), Oak flooring, spot lights, doors giving access to the open plan breakfast kitchen and through to:-

### Ground Floor Wc

Fitted with a two piece suite comprising a low level flush w/c and a wall mounted wash hand basin with mixer tap. Double glazed window to the front elevation, wood panelling to walls, centre ceiling light point, Oak flooring.

### Kitchen/Breakfast Room

12' 10" x 13' 10" ( 3.91m x 4.22m )

Breakfast Kitchen:- Fitted with a range of wall, drawer and base units, inset stainless steel sink unit with mixer tap, integrated dishwasher, a range style SMEG oven with stainless steel splash back and chimney extractor hood over, built-in SMEG single oven/microwave, SMEG coffee machine, space for an American style fridge/freezer. Space for slimline wine cooler. Double glazed window to the rear elevation, breakfast island, ceiling spotlights, exposed beams, tiling to floor, bi-folding doors opening out to the rear garden, and open access through to the:-

Dining Area - Space for dining table and chairs, oak flooring and underfloor heating, door to the:-

### Dining Area

11' 3" x 12' ( 3.43m x 3.66m )

Dining Area - Space for dining table and chairs, oak flooring and underfloor heating, door to the:-

### Utility Room

5' 1" x 6' 9" ( 1.55m x 2.06m )

Fitted with floor to ceiling units with space and plumbing for washing machine and tumble dryer. a unit also housing the Viessmann central heating boiler. Oak flooring



## Lounge

13' 3" x 13' 9" ( 4.04m x 4.19m )

Double glazed window to the rear elevation, feature multi fuel burning stove on a raised stone hearth with a timber surround, Oak flooring, ceiling spotlights, under floor heating, door into:-

## Study

9' x 9' ( 2.74m x 2.74m )

Double glazed window to the front elevation, ceiling spotlights, under floor heating and oak flooring.

## First Floor Landing

Ceiling spotlights, doors giving access to three bedrooms and the family bathroom, stairs rising to the second floor.

## Family Bathroom

Fitted with a four piece suite comprising a panelled bath with mixer tap, a fully tiled corner shower enclosure with a thermostatic shower, a wall mounted wash hand basin and a low level flush w/c. Partial tiling to walls, tiling to floor, wall mirror, heated towel rail.

## Bedroom Two

14' 10" x 9' 9" ( 4.52m x 2.97m )

Two double glazed windows to the rear elevation, spot lights, radiator.

## Bedroom Three

13' 9" x 9' 7" ( 4.19m x 2.92m )

Double glazed window to the rear elevation, spot lights, radiator.

## Second Floor Landing

Velux window, door into:-

## Master Bedroom

14' 5" x 15' ( 4.39m x 4.57m )

Velux window, walk-in wardrobe (with hanging rails and shelving), ceiling spotlights, radiator, door into:-

## En-Suite Shower Room

Fitted with a three piece suite comprising a fully tiled shower enclosure with thermostatic shower, a wash hand basin incorporated into a vanity unit, and a low level flush w/c. Heated towel rail, centre ceiling light point, partial tiling to walls.

## Outside

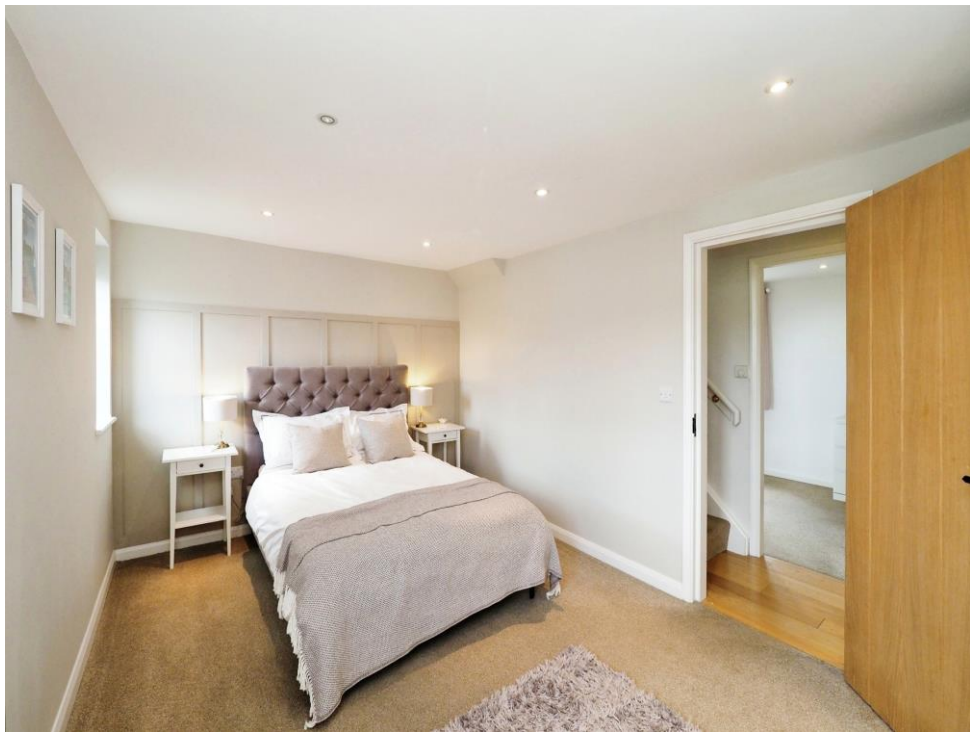
The block paved driveway at the front of the property provides off road parking for several vehicles and gives access to the single garage. The rear garden is fully enclosed and includes a large shaped lawn with raised mature shrub borders, there is a large concrete paved patio area and a decked seating area beyond. There is also an outside tap and lighting. There are gates on both sides give access to the front of the property.

## Single Garage

With an up and over electric door to the front, power connected and a light. the garage roof space is fully boarded with lighting for additional storage.



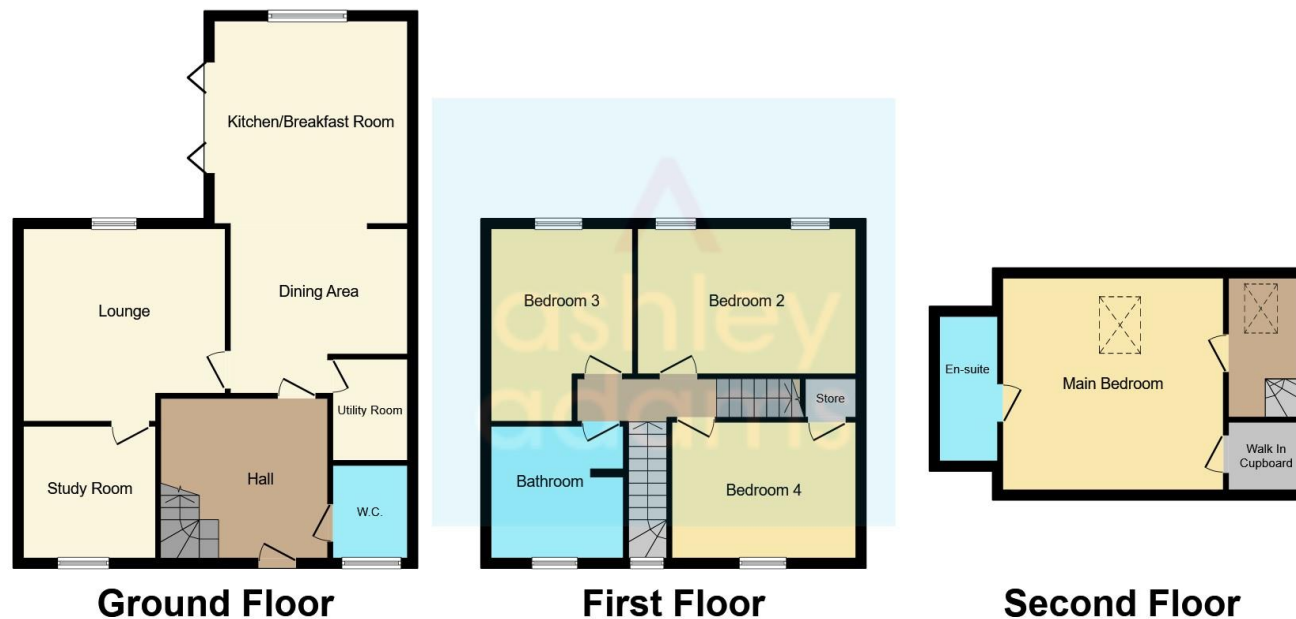












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Tenure:Freehold

EPC Rating: C

**view this property online** [ashleyadams.co.uk/Property/MEL205090](http://ashleyadams.co.uk/Property/MEL205090)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

**See all our properties at [www.ashleyadams.co.uk](http://www.ashleyadams.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MEL205090 - 0010