



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Knights Close, Billesdon

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'A Interior, Location & Proportions to Impress'

Situated within the highly desirable village of Billesdon with the countryside on the doorstep, this beautifully presented property boasts an immaculate interior throughout, three well-proportioned bedrooms, and delightful gardens!

The village of Billesdon boasts a well-respected primary school, a doctors' surgery, two pubs, a Post Office and local shop. The property also benefits from convenient driving links to the A47, Leicester and Market Harborough with excellent commuter rail links.

Welcoming entrance hall boasting attractive timber effect flooring, an under-stairs storage cupboard, a guest WC and stairs rise to the first floor.

Beautifully appointed living room featuring continued timber effect flooring, a generous window overlooking the front elevation and an electric fireplace with a stone hearth.

Well-presented kitchen/dining room boasting attractive timber effect tiled flooring, LED ceiling spotlights, space for a dining table and chairs, a utility cupboard/pantry with plumbing for a washing machine and French patio doors and an additional door leading out to the garden.

The kitchen comprises a host of shaker style eye and base level units, a roll top work-surface, a one and a half bowl sink with a mixer tap and draining board, ceramic wall tiles, a single oven, a four ring gas hob and space for a dishwasher and a fridge freezer.

Guest WC comprising timber effect flooring, LED ceiling spotlights, a window to the side, a wall hung wash hand basin with tiled splash backs and a low-level WC.

Stairs rise to a generous first floor landing with an airing cupboard and a loft hatch.

Three well-proportioned bedrooms in excellent decorative order, with two being double in size and the third bedroom benefitting from a storage cupboard.

The main bedroom is positioned to the rear elevation, with a fitted wardrobe and views overlooking the delightful garden and village Church Spire.

Modern bathroom boasting ceramic floor to ceiling wall tiles, LED ceiling spotlights, a chrome heated towel rail and a white three-piece suite to include a P shape panel enclosed bath with a curved shower screen and shower over, a wall hung wash hand basin and a low-level WC.

Allocated off road parking for one vehicle.

Nestled down a desirable close within walking distance to the village centre and countryside walks, the property is neatly set back from the road, featuring a beautifully kept frontage with a generous lawn, a paved patio area, planted borders, side access to the rear garden and a pathway to the front door.

The delightful rear garden has been designed with low maintenance in mind benefiting from a paved patio area with electric points, ideal for outdoor entertaining, a gravelled area, a host of well stocked planted borders, a timber shed, and a side gate providing access to the front elevation.





- Living Room - 4.65m x 3.38m (15'3" x 11'1")
- Kitchen/Dining Room - 5.64m x 2.67m (18'6" x 8'9")
- Guest WC - 1.8m x 0.89m (5'11" x 2'11")
- Main Bedroom - 3.89m x 2.79m (12'9" x 9'2")
- Bedroom Two - 3.53m x 3.45m (11'7" x 11'4")
- Bedroom Three - 2.67m x 2.01m (8'9" x 6'7")
- Bathroom - 1.93m x 1.91m (6'4" x 6'3")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

