



Rempstone Road, Belton



**£320,000**

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



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, with parking 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

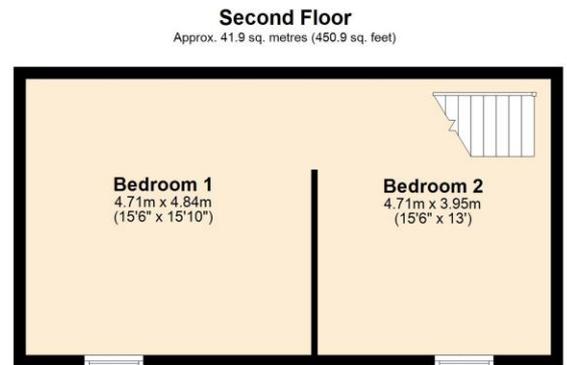
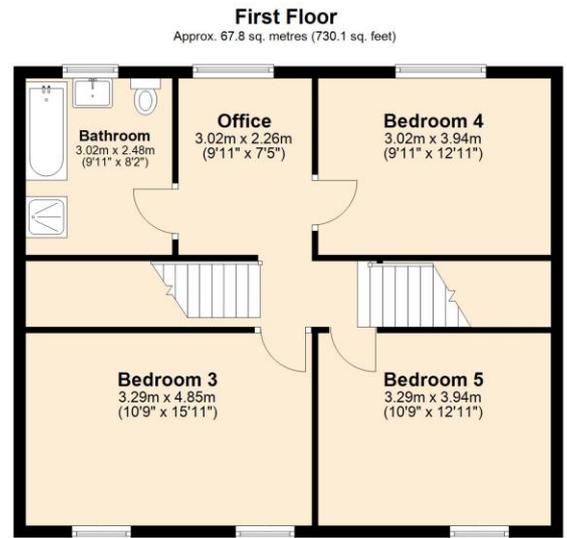
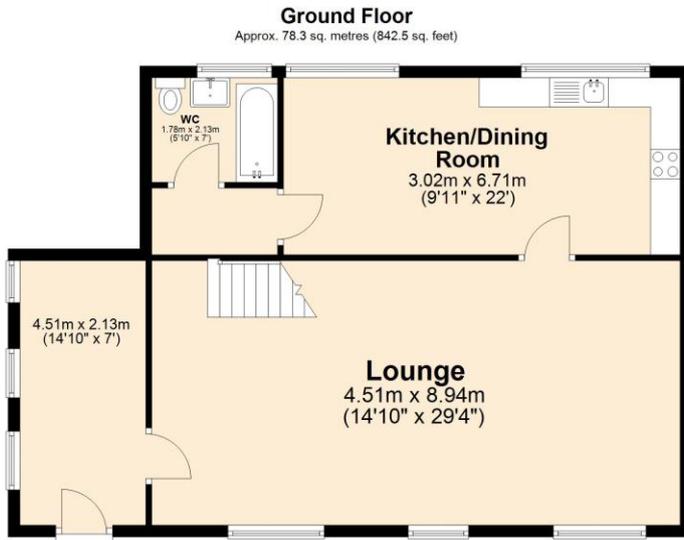
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## REFERRALS

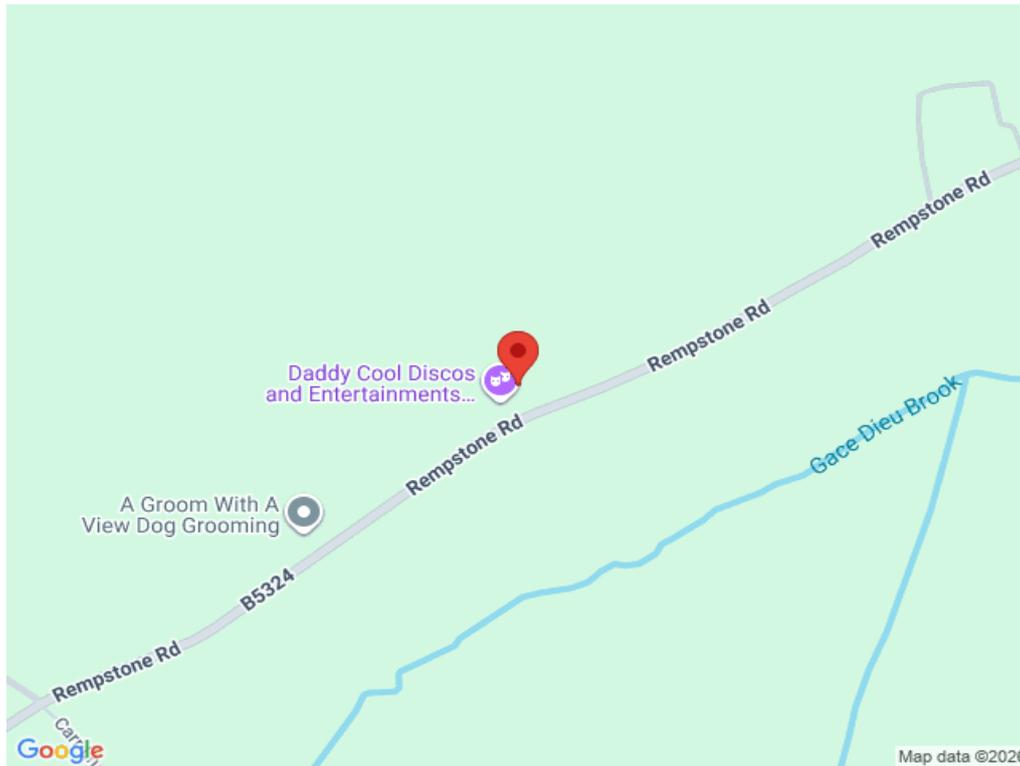
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Total area: approx. 188.0 sq. metres (2023.5 sq. feet)



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