

# MELBOURNE

## Sales & Lets



## Emmerson Court, Long Street, Belton, LE12 9TP

### £460,000

Beautiful Detached Family Home in Exclusive Belton Cul-de-Sac

Located in a peaceful cul-de-sac within the highly sought-after village of Belton, this beautifully presented detached family home occupies a prime position in a select development of just five exclusive properties, constructed by a renowned local builder.

Designed for modern living, the spacious accommodation extends over three floors and features high-quality finishes throughout, including underfloor heating on the ground floor. The welcoming entrance hall leads to a stylish open-plan breakfast kitchen and dining area, complete with contemporary fittings and bi-folding doors that open seamlessly onto the rear garden—perfect for entertaining or family gatherings. The ground floor also offers a comfortable lounge with a multi-fuel stove, a practical utility room, a study ideal for home working, and a convenient WC.

Upstairs, the first floor hosts three well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to a generous master bedroom with its own en-suite shower room, offering a private retreat.

Additional benefits include gas central heating with a combination boiler, double glazing, and attractive enclosed gardens to the rear. To the front, there's a block-paved driveway and a single garage providing off-road parking.

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## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : E

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

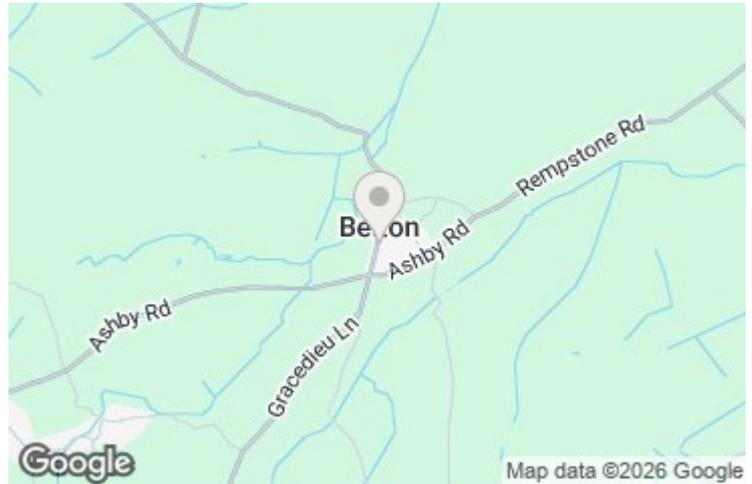
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1431 ft<sup>2</sup>  
Reduced headroom  
86 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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