



24 Church Street, Billesdon
Offers Over £260,000

ANDREW
GRANGER & CO



24 Church Street

Billesdon, Leicester

Beautifully renovated 2-bed home in central Billesdon. Modern kitchen, log burner, large bathroom, private garden. Close to amenities and transport. Ideal for first time buyers. Move-in ready. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Stylish two-bedroom home in the heart of Billesdon village
- Beautifully renovated, combining modern living with character features
- Cosy lounge with log burner and fitted shutters
- Extended kitchen with integrated appliances, utility area, and WC
- Spacious main bedroom with feature fireplace
- Large bathroom with walk-in shower and standalone bath
- Private, well-sized rear garden
- Close to village amenities and excellent transport links





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Set on the charming Church Street in the heart of the highly sought after village of Billesdon, this beautifully presented two bedroom home offers the perfect opportunity for first time buyers looking for a stylish, move in ready property with character.

Thoughtfully renovated and modernised by the current owners, the home blends contemporary living with original features, creating a warm and welcoming atmosphere throughout. From the moment you step inside, it's clear this is a home designed for comfort, convenience, and easy living.

The front lounge is both bright and cosy, featuring a stunning log burner and bespoke fitted shutters, ideal for relaxing evenings in. To the rear, a generous extension has transformed the living space, providing a sleek, modern kitchen with integrated appliances, alongside a useful utility area and downstairs WC, a rare and valuable addition for a property of this style and age.

Upstairs, the main bedroom is a spacious double overlooking the front. The second bedroom enjoys views over the garden and is perfectly suited as a child's bedroom, guest room, or home office. The family bathroom is impressively sized and offers both a walk in shower and a standalone bath, providing flexibility for busy mornings and relaxing evenings alike.

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Outside, the well proportioned garden offers a peaceful and private space to unwind, entertain, or enjoy summer days with friends and family.

Ideally located in the centre of Billesdon, the property is within easy reach of a range of excellent village amenities, including a local shop and post office, traditional pubs and restaurants, a doctors' surgery, well regarded primary school, leisure facilities at the Coplow Centre, and a beautiful parish church.

Surrounded by open countryside and with Rutland Water just a short drive away, the village offers the perfect balance of rural living and everyday convenience.

With excellent road links via the A47, M1 and A1, and mainline rail services to London from nearby Leicester and Market

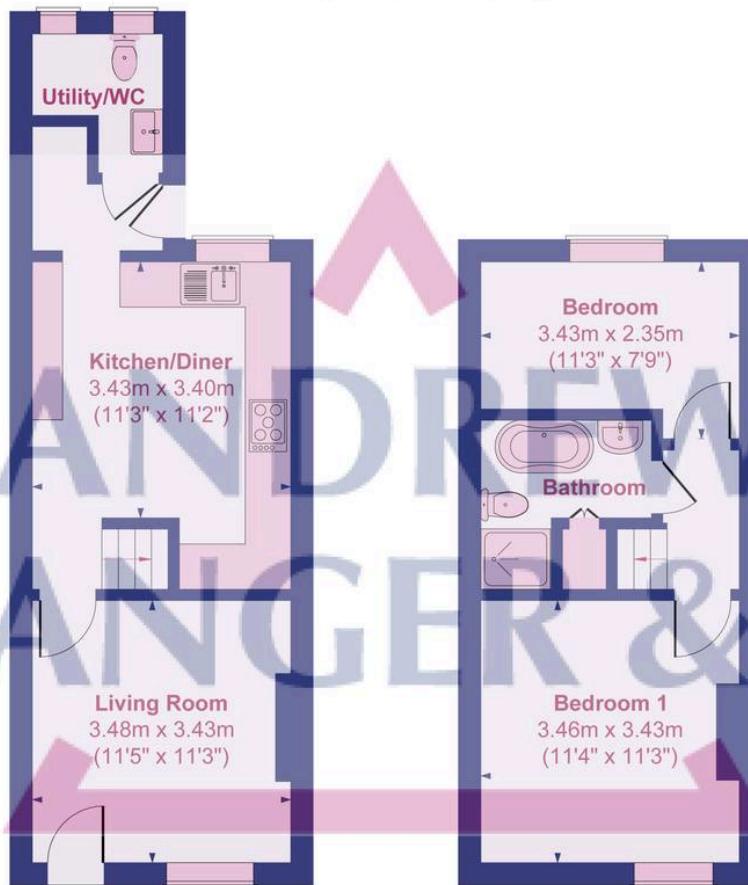
Harborough, this home is well positioned for commuters and those looking to stay connected.

This is a rare opportunity to purchase a stylish, low maintenance home in a thriving village location, ideal for first time buyers seeking character, comfort, and modern living in one exceptional package.





Approximate Gross Internal Area
59.9 sq. m. (645 sq. ft.)



Ground Floor

Floor area 32.6 sq.m. (351 sq.ft.) approx

First Floor

Floor area 27.3 sq.m. (294 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

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