



Smiths  
your property experts

# Long Street

Belton

- Immaculate semi-detached family home
- Occupying a delightful plot within the village
- Recently replaced fitted kitchen
- Spacious and light-filled sitting/dining room
- Three good-sized bedrooms and a modern bathroom
- Generous driveway and an integrated garage
- Private patio terrace and a useful garden shed
- Convenient access to the M1 and East Midlands Airport



## General Description

Smiths Property Experts are delighted to offer this superbly presented semi-detached home, occupying a delightful position within the village, and boasting a picturesque outlook to the front.

The property is in superb decorative order, with a recently replaced kitchen and a luxurious bathroom with a four-piece suite including a free-standing bath. There are three good-sized double bedrooms, ample off-road parking and a garage.





## The Property

This lovely home benefits from gas central heating and UPVC double glazing. A front door opens into a welcoming reception hallway, with stairs off to the first floor. The light-filled sitting/dining room has a dual aspect, an open feature fireplace with a brick surround and French doors opening to the rear garden. The kitchen has been recently refitted, with a range of base and wall units, with space and plumbing for a washing machine and an electric oven with an extractor hood over. There is also a rear lobby with understairs storage and a door to the garage.

The first-floor landing gives way to three good-sized double bedrooms, two of which have exposed wooden flooring, and a fully tiled bathroom, with a luxurious four-piece suite including a freestanding bath with swan neck tap, a shower enclosure, a low-level WC and a wash hand basin with vanity storage.

## The Outside

The property occupies a lovely plot within the village, with a driveway to the front providing ample off-road parking, a front lawn and a pathway leading to the front door. Side gates lead to the rear, with the garden having a private patio terrace and a useful garden shed. The garage has an up-and-over door, power and light, and an internal door to the lobby.





## The Location

The village of Belton is conveniently located for access to the nearby cities and towns of Nottingham, Derby, and Loughborough. The M1 motorway and East Midlands Airport are also easily accessible. The village is surrounded by open countryside and has a local primary school, a public house, and other amenities such as public transport links and playing fields.

## Property Information

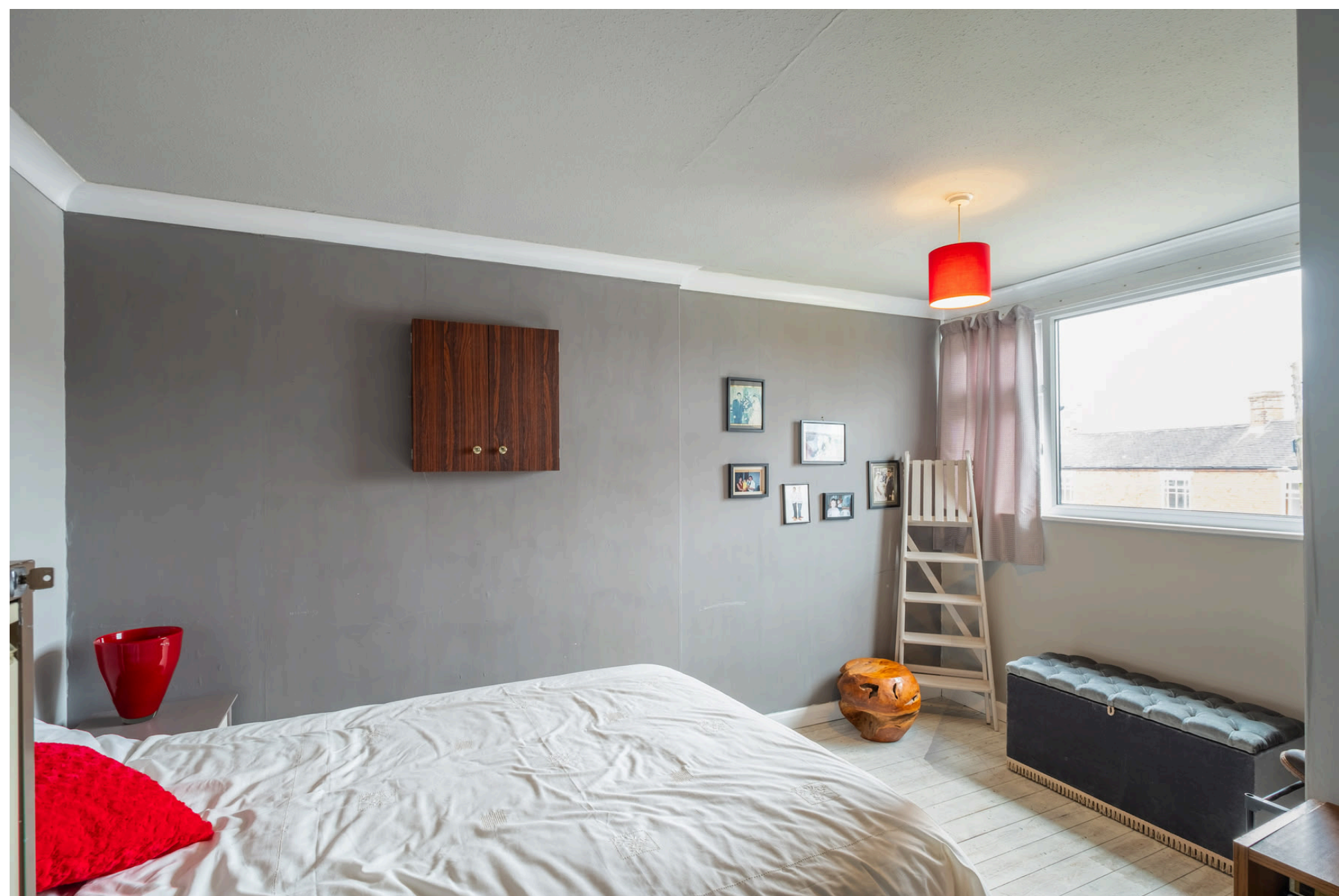
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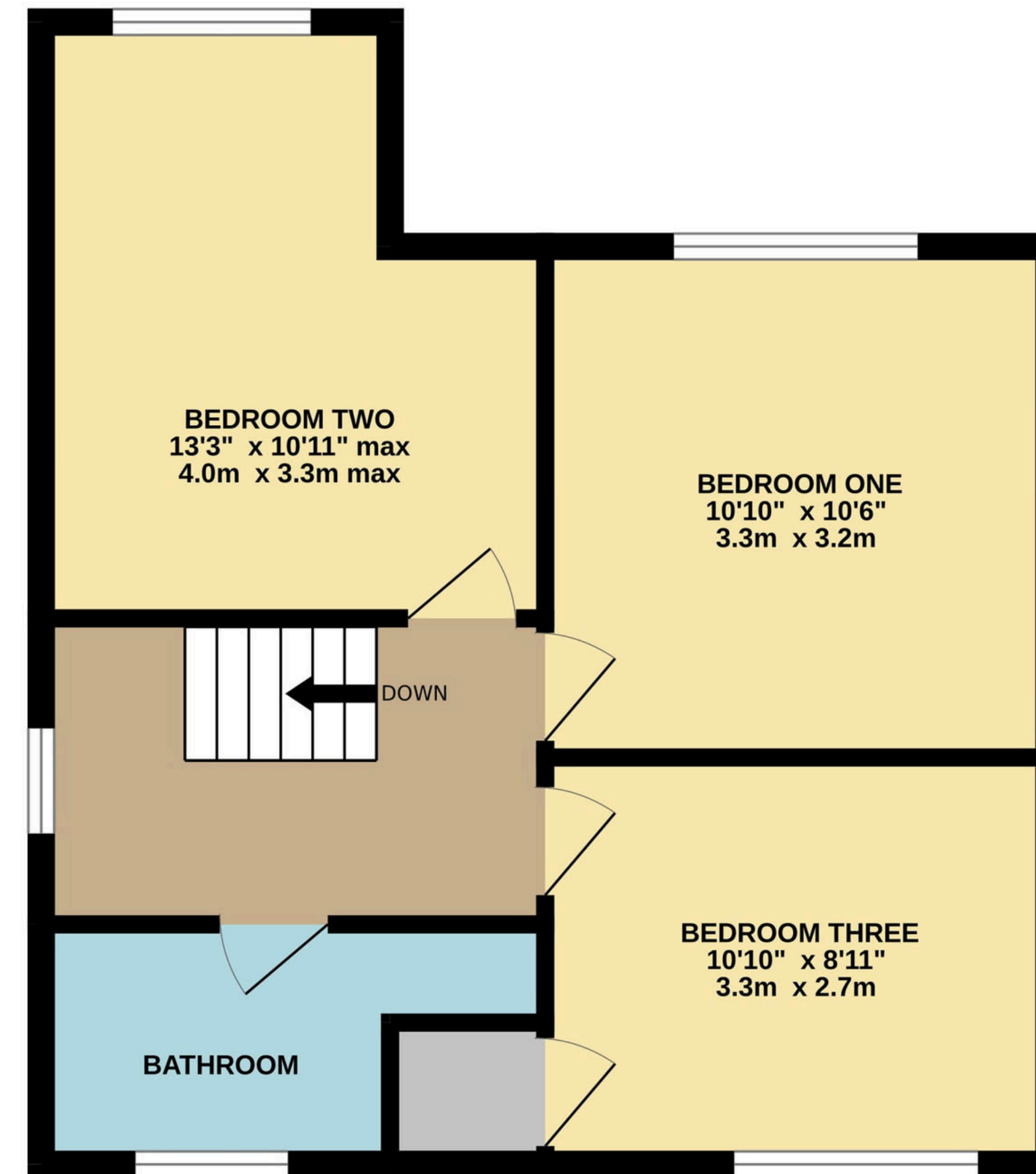
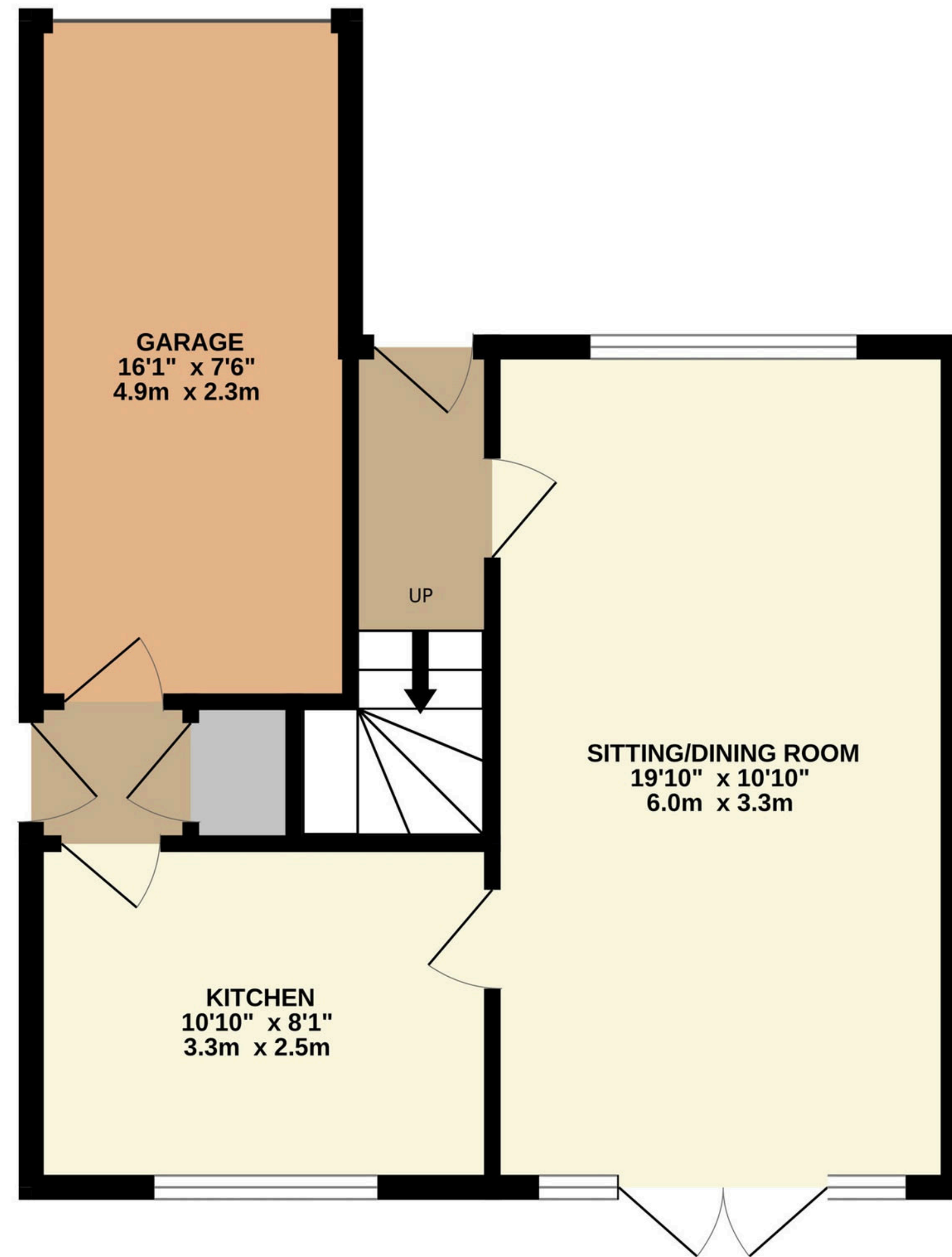
Tenure: Freehold. Council Tax Band: B.

Local Authority: North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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