

High Acres

BILLESDON, LEICESTERSHIRE



JAMES
SELLICKS

Offered with no onward chain, this three-bedroom home presents an exciting opportunity for the buyer(s) to create a property tailored entirely to their own tastes and requirements. Now stripped of fixtures, fittings, the bathroom and kitchen, it offers a truly blank canvas, complemented by well-proportioned accommodation and a generous garden, making it an ideal prospect for an investor cash buyer.

Offered with no onward chain • Ready for immediate renovation • Excellent opportunity to modernise and add value • Suitable for extension and reconfiguration, subject to planning consents • Three well-proportioned bedrooms • Spacious sitting room with good natural light • Separate dining room • Kitchen • Family bathroom and separate WC • Garage providing storage or parking • Generous Garden •

Special Note

Due to the property having no kitchen, the property may be considered uninhabitable by some High Street Lenders. Please check your Lender's lending criteria's before making an offer on the property.

Accommodation

The property is accessed via a central entrance hallway, which leads through to all principal rooms. The sitting room provides a bright and spacious living area, while the adjoining dining room offers a dedicated space for entertaining and the kitchen is well-sized. The bedroom accommodation includes three rooms, with a particularly generous principal bedroom and two further bedrooms suitable for family, guests, or home working. A family bathroom and separate WC complete the internal accommodation. Overall, the interior offers a fantastic opportunity to update and personalise throughout.

Outside

A key feature of the property is its generous garden, offering excellent potential for landscaping, extension (subject to the necessary consents), or simply creating an attractive outdoor space for relaxation and entertaining. The property also benefits from a garage, providing additional storage, parking or scope to incorporate into the main property, subject to necessary consents. The outdoor space, combined with the vacant nature of the home, enhances the opportunity to create a truly tailored property.

Location

Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just off the A47.

The village offers an unrivalled range of amenities for a village of modest size, with a doctor's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit.

There are wider choices for education in the local area, with access to Church Langton Primary School, Great Glen, Oakham, Uppingham, Oundle and Stamford. Hallaton and Tugby primary schools are also nearby.

Tenure: Freehold

Local Authority: Harborough District Council • **Tax Band:** F

Listed Status: Not Listed • **Conservation Area:** No

Services: The property is offered to the market with mains services and gas connection.

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: One storey dwelling, with 3 steps internally from the entrance hall to inner landing area.

Satnav Information: The property's postcode is LE7 9FB, and house number 4.





Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:



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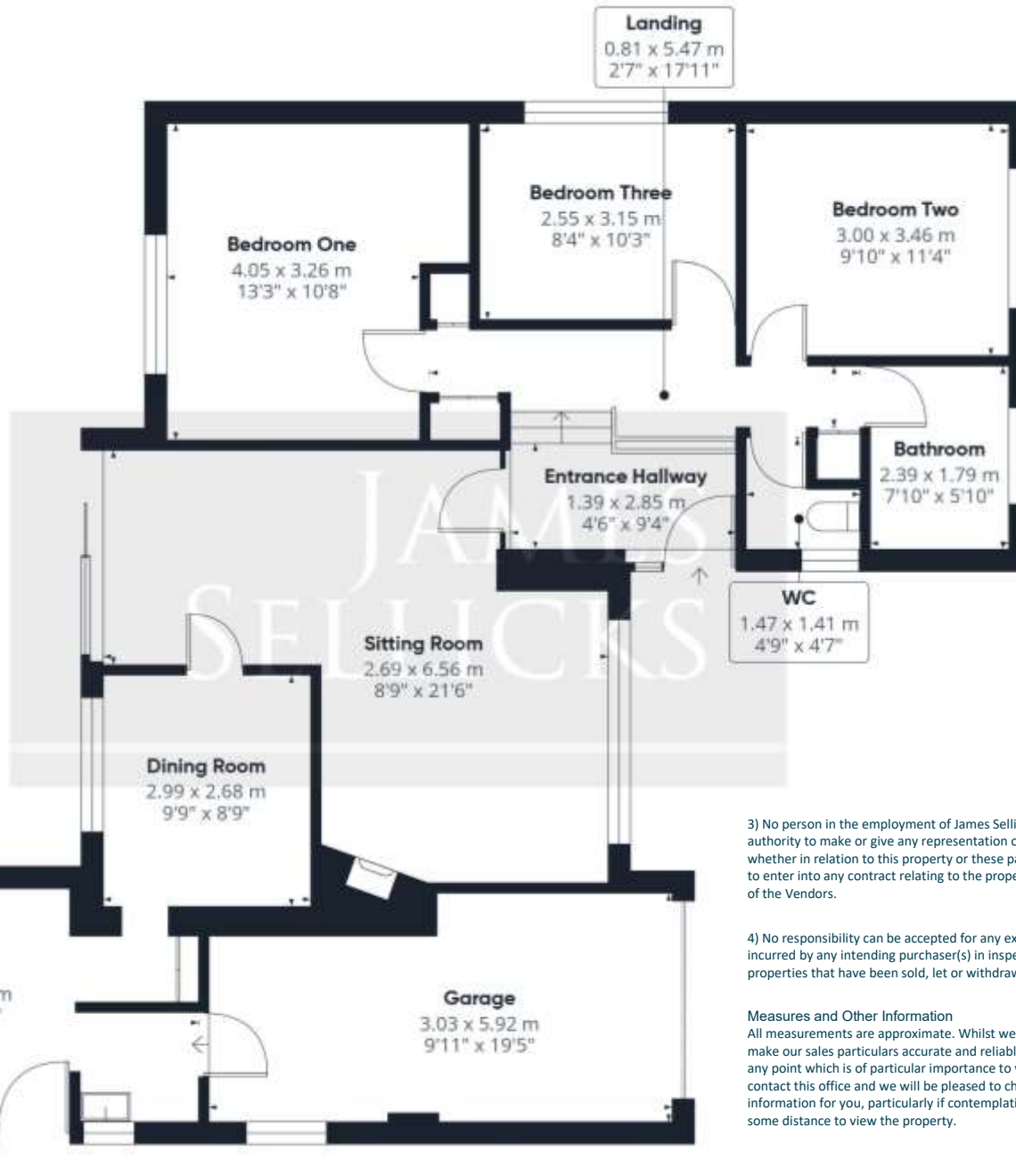
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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Approximate total area⁽¹⁾

115.7 m²
1244 ft²

(1) Excluding balconies and terraces

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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