



JAMES
SELICKS

Church Street

BILLESDON, LEICESTERSHIRE

Situated on the highly desirable Church Street within the heart of Billesdon, this attractive and characterful village home offers beautifully presented accommodation arranged over two floors, blending period charm with modern convenience.

The property enjoys a superb open-plan kitchen, a spacious reception room and two generous double bedrooms, complemented by a stylish bathroom and delightful enclosed courtyard garden. Billesdon itself is a thriving east Leicestershire village, ideally positioned between Leicester, Market Harborough and Oakham, offering an excellent range of local amenities and a strong sense of community.

Attractive village home in a sought-after location • Spacious sitting room with feature fireplace • Impressive kitchen with dining area and bay window • Separate dining room • Two generous double bedrooms • Stylish and contemporary family bathroom • Character features including exposed fireplace and cottage-style detailing • Enclosed and low-maintenance courtyard garden • Well-presented throughout, ready for immediate occupation • Convenient access to village amenities and transport links

Accommodation

The property is entered via a welcoming hallway which leads through to a well-proportioned sitting room, featuring a striking fireplace and ample space for seating, creating a cosy yet elegant living environment. To the rear, the standout kitchen is fitted with a comprehensive range of units and integrated appliances, opening into a light-filled dining area set within a bay window with window seat and storage beneath, ideal for both everyday living and entertaining. A separate dining room provides further flexibility and could equally serve as a study or snug. A ground floor cloakroom completes the accommodation at this level.

To the first floor, a central landing gives access to two generous double bedrooms, both well-presented and benefitting from fitted storage. The accommodation is served by a beautifully appointed bathroom, fitted with a modern suite including bath and separate shower.

Outside

To the front is block paved driveway providing card standing for one vehicle and set behind picket fencing and a curved low level brick wall is a charming, front, side and rear enclosed courtyard garden, designed for ease of maintenance and offering an ideal space for outdoor dining and relaxation. The courtyard is attractively paved and provides a good degree of privacy and a pleasant setting for entertaining and includes a pizza oven. To the rear is a further gravelled car standing area.

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

Listed Status: Not Listed.

Conservation Area: Yes, Billesdon Conservation Area

Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.

Loft: Boarded, insulated, with ladders and lighting (and electric)

Meters: Gas and Electric smart meters, and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling

Planning issues: None our clients are aware of

Satnav Information

The property's postcode is LE7 9AE..



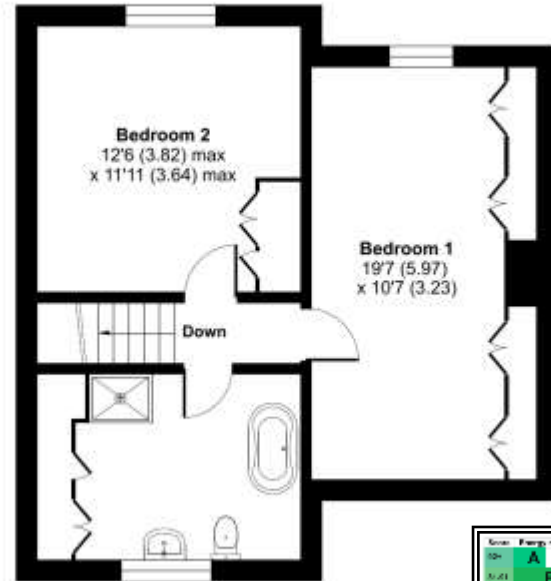




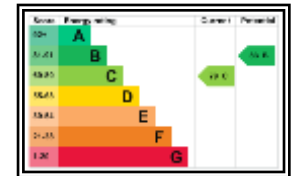
Church Street, Billesdon, Leicestershire, LE7

Approximate Area = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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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