



24 Church Street, Billesdon, Leicestershire, LE7 9AE

Offers in Region of **£260,000**



Part of



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

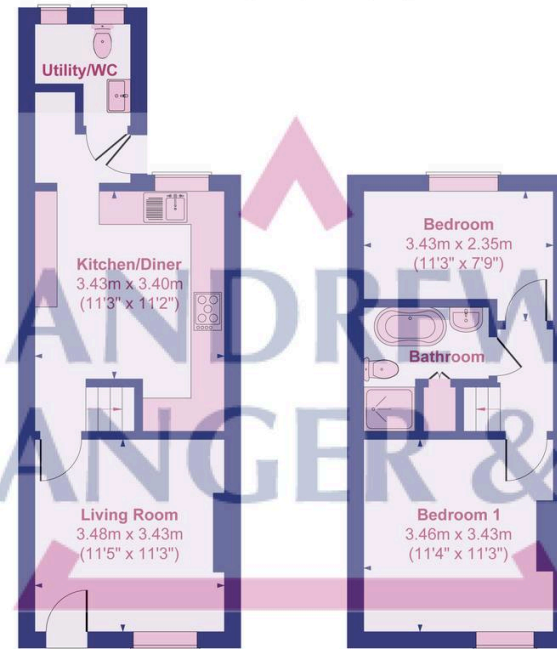
Tenure: Freehold

EPC Energy Efficiency Rating: C

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

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@asbuiltenergysurveys.co.uk







Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.