



34 Leicester Road, Leicester, LE7 9AQ

Offers in excess of £325,000

Situated on the edge of the popular East Leicestershire village of Billesdon, this period cottage offers plenty of character, along with attractive countryside views.

The accommodation includes an entrance hall, charming sitting room with exposed brick fireplace and cast iron gas burner, separate dining room with cast iron range, and a well-equipped breakfast kitchen with a range of fitted units, granite and blockwood worktops, integrated appliances and a large Stoves professional range cooker.

Upstairs, the property offers three bedrooms, including a spacious master bedroom with exposed beams, cast iron fireplace, French doors overlooking open fields and an en-suite shower room. There is also a family bathroom and useful airing cupboard housing the combination boiler.

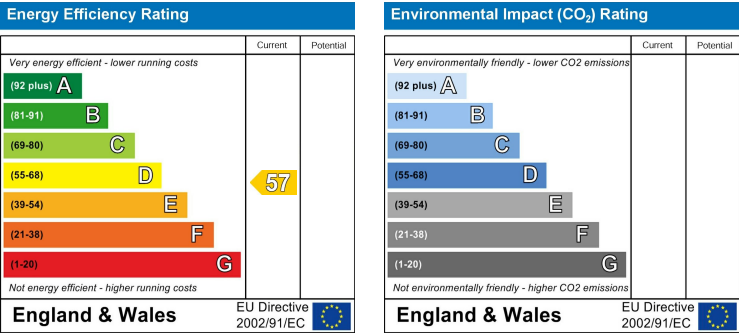
Outside, the property benefits from a gravelled front garden with planted borders, a paved driveway providing parking for two vehicles, and gated access to attractive tiered rear gardens. These include lawned, decked and cobbled seating areas, mature borders, a large timber shed and greenhouse, all enjoying a pleasant open aspect.

Billesdon is approximately 10 miles east of Leicester and offers a strong village community with a range of amenities including a village school, post office, village store, hair salon, parish church, two public houses and the Coplow Centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk