



**18 Long Lane, Billesdon**

Offers in Region of **£475,000**



# 18 Long Lane

Billesdon, Leicester

Charming 3-bed home in historic Billesdon. Period features, modern upgrades, ensuite, private courtyard, parking for 4 cars. Walk to village amenities. Easy access to Leicester and A47.

Billesdon offers countryside pace and convenience, primary school, shop, post office, doctors, pubs, cafés, all an easy walk from the front door. Leicester, Market Harborough and the A47 are all within simple reach for commuting.

Northfield House offers the chance to live in one of Leicestershire's most special villages, without compromise.

Council Tax band: C

Tenure: Freehold

- No upward sales chain
- Beautiful village location
- Private off road parking for up to 4 vehicles located directly opposite the house
- Full of charming character features
- Pretty courtyard garden and seating area
- Master bedroom with ensuite shower room
- Two further well sized bedrooms
- Stylish finish throughout





## 18 Long Lane

Billesdon, Leicester

Tucked away at the end of a peaceful no through road in the historic village of Billesdon, Northfield House is genuinely a rare opportunity. Billesdon itself is one of Leicestershire's most characterful and historic villages, over 1000 years old, still self-sufficient, still with a true sense of identity and community. Properties in locations like this hardly ever become available. The home blends period charm with thoughtful modern upgrades. Exposed brickwork, chimney breast with wood burner and warm character detail sit naturally alongside contemporary finishes.

The lounge is centred around the feature brick fireplace and log burner, the perfect cosy evening space. The kitchen / dining room offers great flow for day to day living and entertaining, with Belfast sink and feature brick oven surround. A cloakroom / WC completes the ground floor.

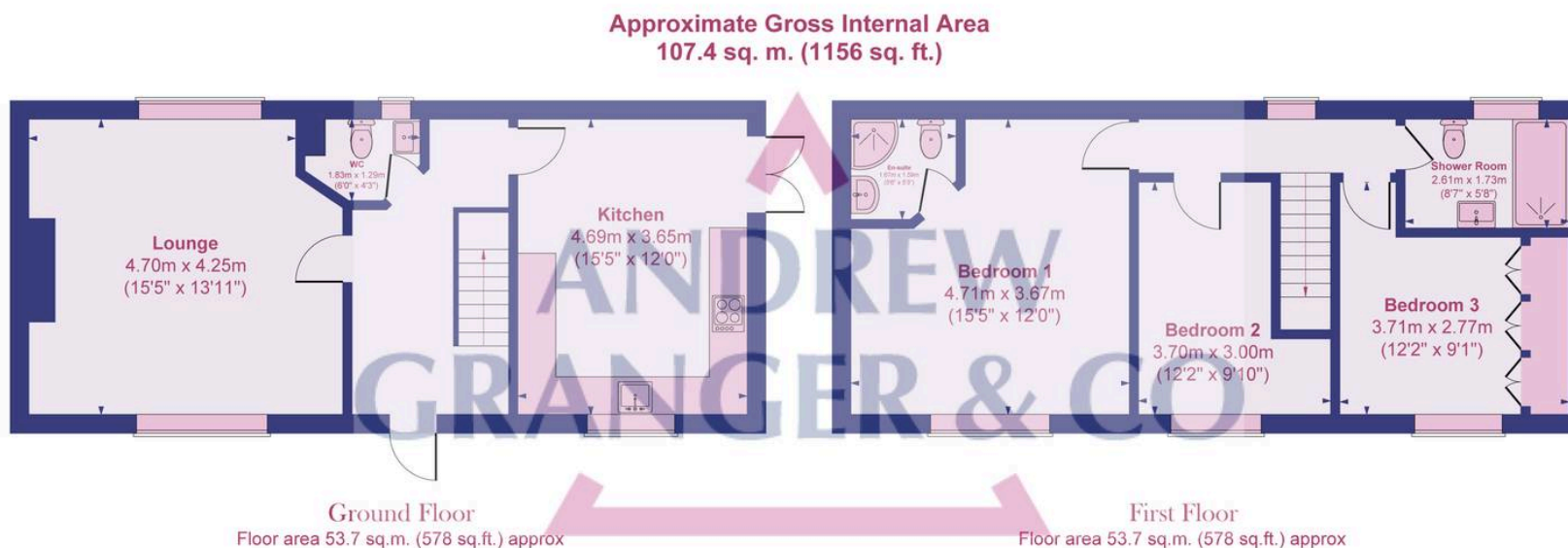
Upstairs, the bright main bedroom has a modern ensuite, with two further bedrooms, one with fitted wardrobes, served by a stylish family shower room.

Outside, the private courtyard garden is sunny, sheltered and low maintenance, with potential, if desired, to reinstate a larger decked seating area previously in place. Opposite the house is a major benefit, off road parking for up to four vehicles.









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](mailto:orders@asbuiltenergysurveys.co.uk)

## Andrew Granger & Co Oadby (Part of Sheldon Bosley Knight)

41c The Parade, Oadby - LE2 5BB

01162429922 • [leicestersales@sheldonbosleyknight.co.uk](mailto:leicestersales@sheldonbosleyknight.co.uk) • [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)

