



**MELBOURNE**  
Sales & Lets

Long Street, Loughborough, LE12 9TP  
£799,950

Stepping inside, the quality of craftsmanship and thoughtful design become immediately apparent. Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and family room, measuring an impressive 25'8" at its widest by 29'7" in length approximately. Beautifully designed for modern living, this stunning space is flooded with natural light and provides the perfect setting for everyday family life, relaxed entertaining and special occasions alike.

Complementing this exceptional living space is an elegant lounge, where patio doors open onto the beautifully landscaped split-level rear garden, creating a seamless connection between the indoors and out. A welcoming entrance hall, ground floor cloakroom and versatile fourth bedroom complete the accommodation on this level.

To the first floor, the principal residence continues to impress with two beautifully presented bedrooms, both having its own en-suite bathroom.

A defining feature of this exceptional home is undoubtedly the fully self-contained annexe. Completely independent from the main residence, with its own private front and rear entrances it offers an enviable degree of flexibility. The annexe comprises a spacious open-plan kitchen and living area, utility room, double bedroom, en-suite shower room and separate WC. Benefiting from gas central heating, underfloor heating and its own secluded garden with a covered veranda, it provides the perfect solution for multi-generational living, independent accommodation for a relative, luxurious guest quarters, a home business or potential ancillary income, subject to any necessary consents.

The landscaped rear garden has been thoughtfully arranged over split levels, creating a private and tranquil setting with a variety of seating and entertaining areas. A further highlight is the detached beauty studio, currently operating as a professional treatment room but equally suited as a home office, gym, creative studio or garden retreat, further enhancing the property's exceptional versatility.

Every aspect of this home reflects the care, vision and investment of its current owners. From its bespoke interiors and adaptable layout to its outstanding annexe and versatile ancillary accommodation, this is far more than simply a family home, it is a property designed to adapt effortlessly to changing lifestyles for many years to come.

Opportunities to acquire a residence of such individuality, scale and flexibility within one of North West Leicestershire's most sought-after villages are exceptionally rare. Viewing is highly recommended to fully appreciate the quality, space and lifestyle this outstanding home has to offer.

#### Local Amenities

Situated in the charming village of Belton, LE12 9TP, this location offers the perfect balance of peaceful countryside living and everyday convenience. Within the village you'll find the well-regarded Belton C of E Primary School, making it an excellent choice for families, together with the popular Belton Convenience Store for daily essentials. Residents also enjoy the welcoming atmosphere of the historic Queen's Head country pub, renowned for its quality dining and traditional village setting.

The village benefits from a strong community feel, with a recreation ground, sports facilities and a village hall hosting regular local events, providing excellent opportunities for leisure and outdoor activities.

For a wider range of shopping, supermarkets, restaurants and leisure facilities, the

nearby market towns of Loughborough, Ashby-de-la-Zouch and Coalville are all within a short drive. Belton is also ideally positioned for commuters, offering excellent access to the A42, M1 and A50, connecting easily to Leicester, Derby and Nottingham.

Combining rural charm with excellent transport links and convenient local amenities, Belton remains one of North West Leicestershire's most desirable village locations.

**Tenure**  
Freehold

**Council Tax Band**  
North West Leicestershire

Council Tax Band : D

#### Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

#### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

#### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

#### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

#### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

#### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

#### General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

#### Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.



Approximate total area\*\*  
2419 sq ft  
Reduced headroom  
130 sq ft

\*\*Excluding balconies and terraces

Reduced headroom  
Below 2.0

Calculations reference the BREEAM  
E3 National Measurements etc.  
Approved and not a code. The  
Bore data is intended for use prior  
to 2010.

0284112340

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions
92-100 (A)			92-100 (A)
81-91 (B)			81-91 (B)
69-80 (C)			69-80 (C)
55-68 (D)			55-68 (D)
39-54 (E)			39-54 (E)
21-38 (F)			21-38 (F)
1-20 (G)			1-20 (G)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC