



JAMES
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LISTED BUILDINGS

REGENCY COTTAGE
BILLESDON, LEICESTERSHIRE

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Regency Cottage,
8, Uppingham Road,
Billesdon, Leicestershire LE7 9AR

A delightful, Grade II Listed Georgian cottage, bursting to the seams with an abundance of charm and character is located in the heart of this ever-popular east Leicestershire village.

Grade II Listed | Georgian semi-detached cottage | Two reception rooms | Two bedrooms | Kitchen | Utility room | Bathroom | Sought after village location |

ACCOMMODATION

This character Grade II Listed cottage has a wealth of period features. You enter through a solid oak front door into a sitting room with feature fireplace, an exposed brick chimney breast and bow window. There are steps down to the converted cellar which is now the kitchen and a wrought-iron spiral staircase to the corner. Steps up lead to a living room with a feature fireplace and an exposed ironstone wall with exposed beams. There is a handy utility room to the rear which has separate access outside and plumbing and space for a washing machine and space for a dryer.

The kitchen feels spacious and is equipped with an extensive range of fitted base units offering plenty of storage. There is space for a fridge/freezer, space for an oven and integrated hob.

The spiral staircase leads up to the landing which provides access to a double bedroom with fitted wardrobes and a single bedroom, currently used as a study.

The bathroom is fitted with a white three piece suite comprising bath with shower over, WC and wash hand basin.

OUTSIDE

The property benefits from a garage which can be located at the end of the driveway located to the right hand side as you look at the property. The driveway is a shared communal driveway, with each property with use of it paying a proportionate part of the expenses for the future upkeep and maintenance.

Tenure: Freehold, with a flying freehold over neighbour's 2nd floor bedroom

Local Authority: Harborough District Council

Listed Status: Grade II Listed.

Listing number: 1074894 **Built:** 1780

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

Meters: Gas and electric smart meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. The driveway to the garage is a shared communal driveway, with each property that uses it sharing equally the cost of maintenance and repair

Flooding issues in the last 5 years: No

Accessibility: Three storey dwelling.

Planning issues: None our clients are aware of

LOCATION

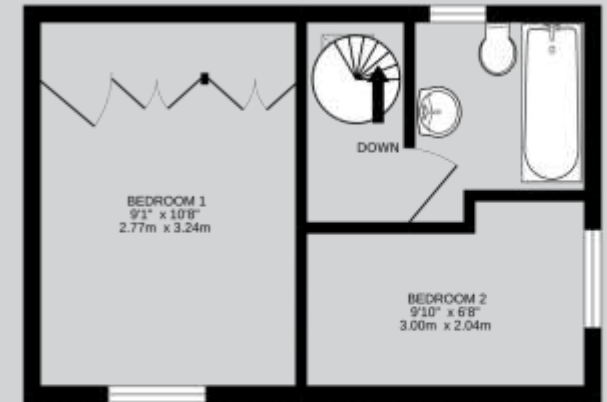
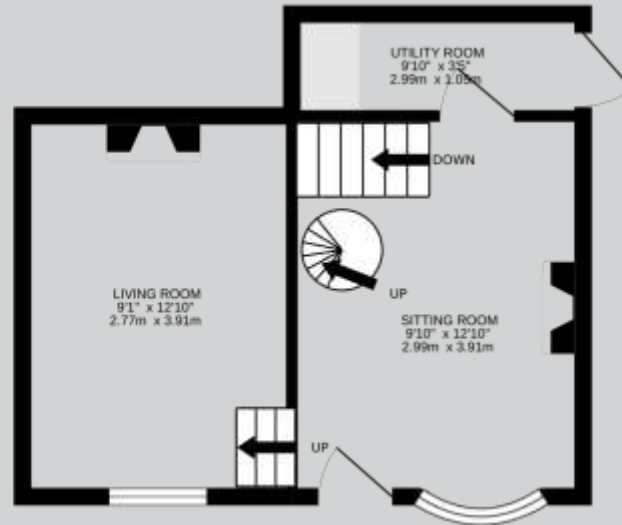
Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just off the A47. The village offers an unrivalled range of amenities for a village of modest size, with a Dr's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit.

DIRECTIONAL NOTE

Proceed out of Market Harborough on the Leicester Road crossing over the A6 roundabout signposted towards Melton, continue along this road through The Langtons eventually taking the first signposted exit to Billesdon Road along Rolleston Road which in turn becomes Church Street. Turn right at the Greyhound public house into Uppingham Road where the property can be found on the right hand side.







TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measurements 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.