



Belmont Botcheston Road,
Desford,
Leics, LE9 9FB



£695,000

GENERAL



Front

Set well back from the road, the property is approached through gates onto a substantial private driveway providing generous parking and access to the garages. The mature landscaping and established greenery create an appealing sense of privacy.

Entrance Hallway

A welcoming entrance area with glazed front door, windows providing natural light and built-in bench seating.

Reception Hallway

A central hallway providing access to the principal reception rooms and bedroom accommodation.

Kitchen/Dining/Seating Area

A beautifully presented modern kitchen fitted with an extensive range of units, complemented by wooden worktops and a central island with breakfast bar seating. Integrated appliances, a traditional double Belfast sink and attractive herringbone wood flooring complete the room, with space for informal dining. An inviting and versatile living space adjoining the kitchen, featuring attractive wood flooring and room for comfortable seating. Perfect for everyday family living, with glazed Crittall-style screens creating a contemporary connection to the adjoining accommodation.

Sitting Room

An impressive, generously proportioned reception room featuring a log-burning stove with timber mantel and a large picture window overlooking the mature gardens. A particularly attractive room with excellent natural light and plenty of space for both relaxing and entertaining.

Utility Room

A practical utility room adjoining the kitchen, providing additional space for household appliances and everyday storage.

Boot Room

A useful addition to the home, offering space for coats, footwear and outdoor essentials, particularly suited to country living.

Hobby Room/Home Office

A useful detached additional space providing flexibility for home working, hobbies or creative pursuits, separate from the main accommodation.

Bedroom One

A spacious double bedroom enjoying a pleasant outlook, with the added benefit of a walk-in wardrobe and access to an adjoining en-suite.

Bedroom Two

A well-proportioned double bedroom offering flexible accommodation for family members or visiting guests.

Bedroom Three

A further comfortable bedroom, equally suited to use as a guest room, nursery or home office.

Bedroom Four

Located on the first floor, a generously sized bedroom enjoying an elevated outlook, with an adjoining with en suite. Ideal as a guest suite or for family members seeking additional privacy.

Main Bathroom

Conveniently positioned to serve the ground-floor bedroom accommodation.

Garages

Two substantial single garages providing excellent parking, workshop or storage potential.

Garden & Grounds

Occupying approximately 0.44 acres, Belmont is surrounded by delightful, mature gardens enjoying a predominantly south-westerly aspect. Extensive lawns, established trees, colourful planting and attractive seating areas create a wonderfully private setting, with views towards the surrounding countryside.

Offer Procedure

Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Notes For Purchasers

Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Thinking Of Selling?

As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

Opening Hours

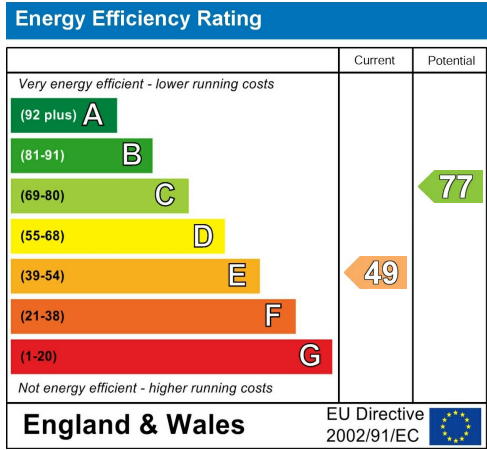
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed

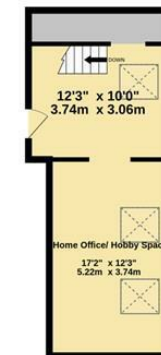
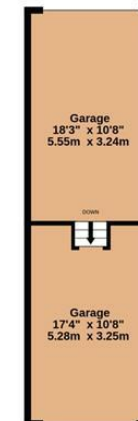
Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.









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