



WE ARE CLOSE

BILLESDON, LEICESTERSHIRE

JAMES
SELLICKS

Sales • Lettings • Surveys • Mortgages



Sales • Lettings • Surveys • Mortgages

Weare Close, Billesdon, Leicestershire

This spacious, modern semi-detached home tucked away in a quiet cul-de-sac location within the highly sought after village of Billesdon offers an ideal opportunity for young couples upsizing and downsizers alike.

Modern semi-detached home | Three bedrooms | Sitting room and open plan kitchen/diner | Guest cloakroom | Ensuite and family bathroom | Landscaped garden | Garage and off-road parking | Highly sought-after Leicestershire village

ACCOMMODATION

Step in through the front door into the entrance hall where the sitting room is to your right. Bathed in an abundance of natural light from the large bay window to the front, the room feels spacious yet cosy.

The open plan kitchen/diner spans the width of the home with a large archway connecting the two defined areas. The kitchen is fitted with a range of wall and base units providing ample storage, with work surfaces providing preparation areas. There is space for a washing machine, space for fridge/freezer, an integrated double oven and gas hob. The dining room area has access to the garden through double doors to the rear, with a guest cloakroom tucked in the corner under the stairs. (The cloakroom is currently used as a pantry but has the plumbing in place for a WC).

Upstairs the second bedroom at the front feels spacious and features fitted wardrobes. There is a further bedroom to the rear while the family bathroom features a three piece suite comprising bath with shower attachment, WC and wash hand basin.

The master bedroom is situated on the second floor and is accessed via a separate lobby from the landing with its own staircase.

Fitted wardrobes provide lots of storage space while a vaulted ceiling and a dormer window to the front add to the character of this room. The ensuite shower room is tucked in the corner.

OUTSIDE

The front features a lawn bordered with hedges and bushes with a paved path to the side leading to the front door. There is a single garage which is set back providing off road parking, with a parking space immediately in front.

The rear enclosed garden is largely laid to lawn with a paved patio terrace, vegetable patch running to the side and a further gravelled and paved seating terrace with wooden pergola tucked in the corner which takes advantage of the sun throughout the day.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: C

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

LOCATION

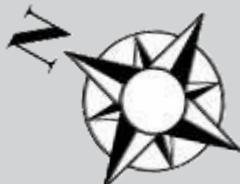
Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just off the A47. The village offers an unrivalled range of amenities for a village of modest size, with a Dr's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit. There are wider choices for education both in the private and state sectors in the local area, with access to Great Glen, Oakham, Uppingham, Oundle and Stamford. Hallaton and Tugby primary schools are also nearby.

DIRECTIONAL NOTE

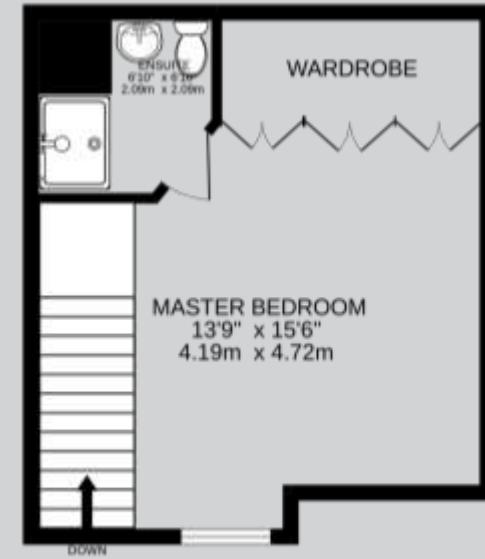
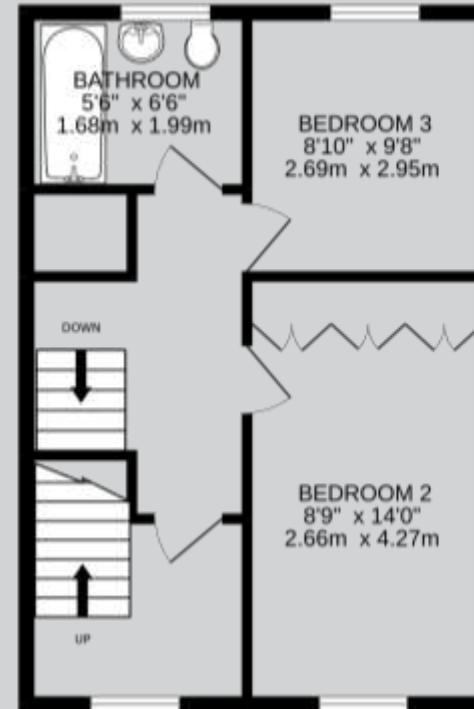
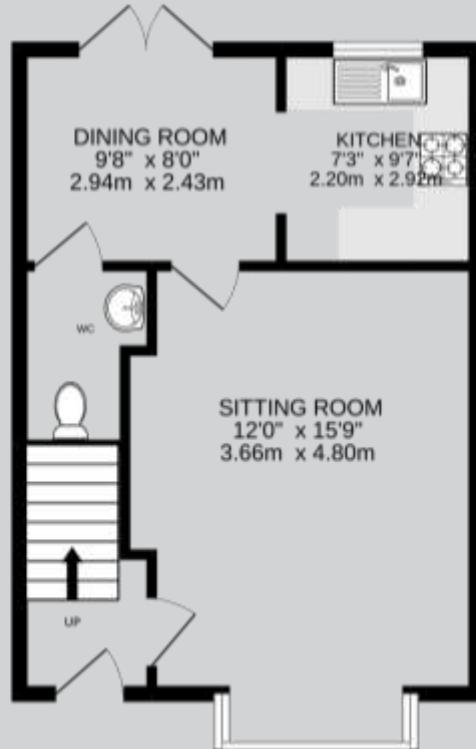
Proceed out of Market Harborough on the Leicester Road crossing over the A6 roundabout signposted towards Melton, continue along this road through The Langtons eventually taking the first signposted exit to Billesdon Road along Rolleston Road. Take the first left into Weare Close where the property may be found.





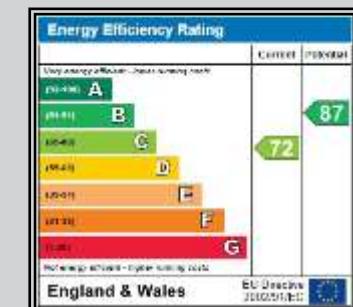


GARAGE
8'10" x 16'8"
2.69m x 5.08m



Total approx. floor area of house = 1,166 Sq. Ft (108.32 Sq. M)
 Total approx floor area of the garage = 136 Sq. Ft (12.63 Sq. M)

Measurements are approximate. Not to scale. For illustrative purposes only.





Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.