



LONG LANE
BILLESDON, LEICESTERSHIRE

JAMES
SELICKS

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6, Long Lane,
Billesdon,
Leicestershire LE7 9AL

A charming period detached cottage
lying close to the heart of this most
attractive east Leicestershire village.

- Charming Detached Cottage • Large reception room • Breakfast kitchen • Two Double Bedrooms • Nursery/dressing room • Family bathroom • Single Garage & utility room • Popular Village • Attractive tiered gardens • EPC - E

ACCOMMODATION

The accommodation comprises an entrance hall which has an Oak parquet flooring, pretty glazed leaded windows to front and side elevations, understairs storage cupboard and stairs rising to the first floor. The sitting room has an attractive triple aspect, Kahrs engineered Oak flooring and has a walk-in storage cupboard off, a feature open fireplace with a brick surround, slate hearth and timber mantle and exposed ceiling beams.

The breakfast kitchen has a good range of light oak fronted eye and base level units with drawers, roll edge laminated work surface and a polycarbonate one and a quarter bowl sink with chrome swan neck mixer tap over. The appliances include a stainless steel Neff oven, four ring gas hob, extractor unit above, plumbing for an automatic dishwasher. There are leaded windows to side and rear elevations, glazed door to the rear elevation.

Stairs rise to the first floor landing which has a window to the front, and provides access to the bedroom accommodation. The master bedroom has built in wardrobes, windows to front and rear elevations and access to a dressing room/nurse's study, which has a window to the rear elevation. Bedroom two has a lovely dual aspect and completing the accommodation is the family bathroom with a white three piece suite comprising, low flush WC, pedestal wash hand basin, panelled bath with shower attachment over and airing cupboard.

OUTSIDE

To the front is a block paved driveway behind a five bar timber gate and further gated pedestrian access, access to a single garage and a utility room offering base level units, roll edge wooden work surface, stainless steel sink with mixer tap over, plumbing for an automatic washing machine, quarry tiled flooring, energy efficient Worcester Greenstar boiler and doors to the front and side elevations. To the rear of the property are attractive tiered gardens with an interesting planting scheme providing year round interest with paved patio area, attractive planted borders, steps to the upper lawned gardens with a large formal pond, timber summerhouse and attractive views over the village.

LOCATION

Billesdon is an extremely popular village lying nine miles to the east of Leicester city centre and offers a good range of local amenities not usually associated with a village of this size, including a village store, post office, hair salon, two public houses, parish church and a village primary school, all being surrounded by some of Leicestershire's most attractive rolling countryside.

DIRECTIONAL NOTE

Proceed out of Leicester on the A47 Uppingham Road in an easterly direction passing through the village of Houghton-on-the-Hill, where take the next right hand turn as signposted to Billesdon village onto Leicester Road. Continue into the centre of the village where take a left hand turn into Long Lane, where the property may be found a little way up on the right hand side.



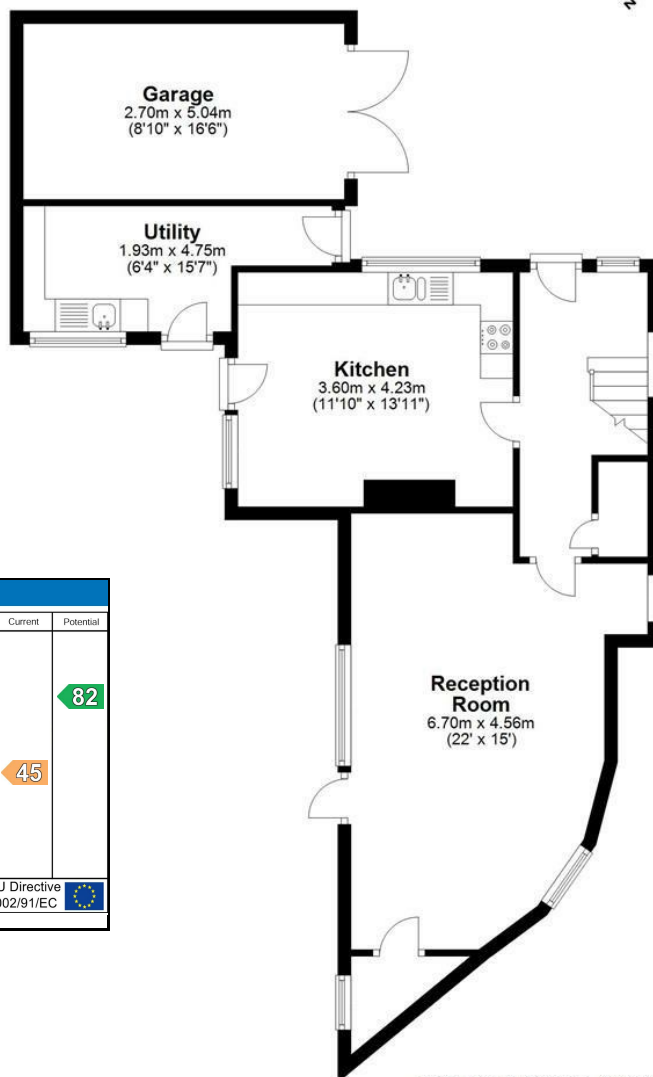


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Total Approx Gross Internal Floor Area 1173.00 sq ft
Measurements are approximate. Not to scale. For illustrative purposes only.

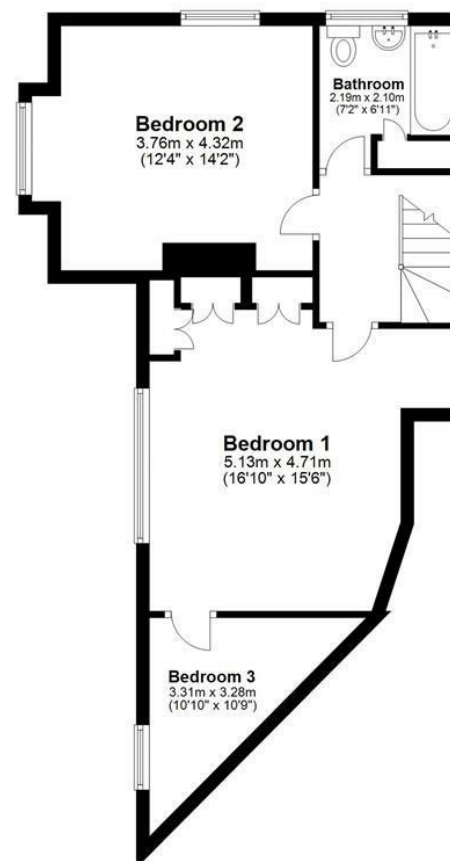
Ground Floor


Main area: approx. 58.0 sq. metres (624.7 sq. feet)
Plus garages, approx. 13.6 sq. metres (146.5 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Main area: Approx. 109.0 sq. metres (1173.3 sq. feet)

Plus garages, approx. 13.6 sq. metres (146.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



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Important Notice

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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.

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