

Low Woods Lane

Belton, Loughborough, LE12 9TR

John 
German





Low Woods Lane

Belton, Loughborough, LE12 9TR

£650,000

It doesn't get much better than this. Panoramic far reaching countryside views from every window with Belton village church far in the distance. The cottage is a wonderful family home in an idyllic location set upon a plot of circa 0.6 acres including a 0.25 acre paddock. A rare opportunity indeed.



The Cottage is a detached 1920's property which has been extended many times over the years to create a superb family home boasting four double bedrooms, two bathrooms, three reception rooms and breakfast kitchen. The lawn gardens wrap around the property offering lovely field views and there is the benefit of a small paddock of approx. 0.25 acres which lies to one side.

The village of Belton is only one mile away. Belton is a small village near to the town of Shepshed and further afield lies the main town of Loughborough. The village has a school, a pub, a restaurant, a village shop, a hairdresser, a doctor's surgery, a wood yard and a riding school. Belton itself is home to one of the few remaining freestanding maypoles in the country of which the local residents are very proud. Excellent schooling options are available at Ashby de la Zouch and the Loughborough Endowed Schools and Belton is also convenient for East Midlands Airport and is within close proximity to the M1 and M42 road links.

A look inside will reveal a welcoming reception hallway with large window to the side overlooking the gardens. An inner door leads to a lobby with stairs leading off and to your right, a door opens to reveal a spacious open plan living room/dining room with dual aspect windows with beautiful country views - a continuing theme throughout this property. The focal point in the room is a log burner stove set upon a raised hearth. There is a useful understairs cupboard and a connecting door leads you through to family breakfast kitchen.

The kitchen itself has a wide range of base and wall mounted, pine fronted cabinets with complementary countertops over. There are various appliance spaces and there is a feature range at the focal point. From the sink, a window above offers lovely views over the gardens and fields beyond. There is practical tiled flooring throughout the room with ample space for a breakfast kitchen table. Feature arch double doors open to reveal an adjacent reception room which could be ideal as a formal dining room or as a second sitting room. This room has the benefit of French double doors with flanking side panels leading out onto the rear gardens. Adjacent to this room is a third reception room which could be a playroom, home office etc. This room too has lovely views to the front.

Leading off the kitchen you will also find a rear hallway with door out to rear gardens. There is a ground floor bathroom with shower, WC and wash hand basin and an internal door accessing the attached garage.

On the first floor of the property you will find there are four double bedrooms. All of the bedrooms have amazing views and the master bedroom is a dual aspect room with built in cupboard and eaves storage cupboard.

The family bathroom is finished in white and comprises vanity wash hand basin with cupboard beneath, WC, bath with shower over and tiled splashbacks.

Outside, the property as previously mentioned enjoys one of the best locations, in our opinion, in the area, surrounding by countryside and fields, yet only a few miles away from the village of Belton and the main arterial roads. The gardens themselves are mainly laid to lawn and wrap around four sides of the property. There is also the benefit of a small enclosed lower paddock, again ideal for a variety of uses.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: No gas. Oil central heating. Septic tank drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.nwleics.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05052023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E

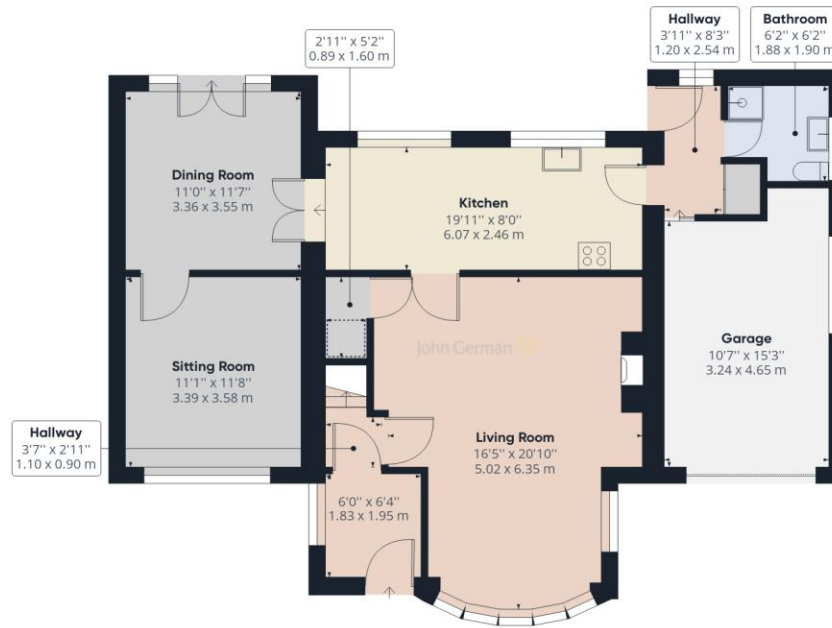




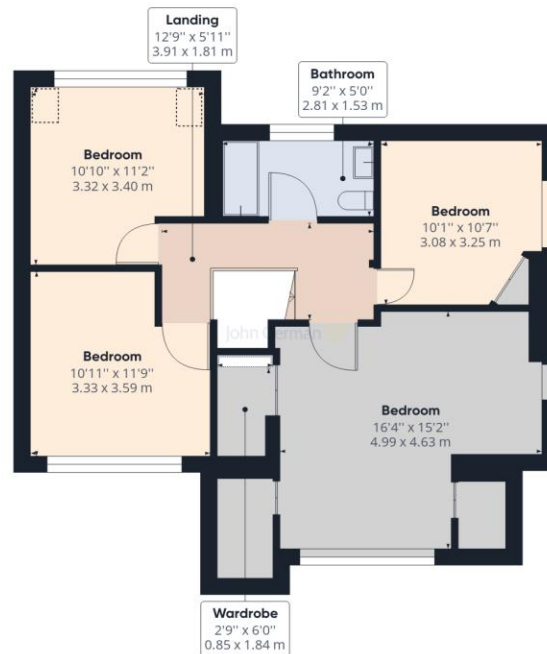








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1781.04 ft²

165.46 m²

Reduced headroom

14.31 ft²

1.33 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



