



School Lane
Belton,
Loughborough,
LE12 9TU

£355,000

A beautifully presented DETACHED HOME set in the heart of the Belton, a sought after VILLAGE LOCATION. Offering THREE DOUBLE BEDROOMS and a spacious, well presented OPEN PLAN LOUNGE/DINING AREA measuring in excess of 19ft. There is ample off road parking to the front and occupies a great plot.



Property Features

- Detached Home
- Ample Off Road Parking
- Three Double Bedrooms
- Well Presented Throughout
- Open Plan Lounge/Dining Area
- Village Location
- Modern Kitchen
- Sought after Location

Full Description

Set in a beautiful village location, you will not be disappointed once you enter home on School Lane with the size and space on offer with this deceptive three double bedroom extended detached family home. Occupying a great plot, with ample off road parking and positioned right in the heart of the village on School lane, conveniently positioned for a lazy walk to all of Belton's excellent local amenities, whilst enjoying an outlook to the front towards the spire of St. John the Baptist Church. Internally the property boasts a great sized lounge stretching in excess of 19ft, a modern kitchen, utility room and garage.

You enter the property via the entrance hall which provides access to the stairs leading to the first floor and lounge. The lounge, offering a great space provides an opening into the dining area set to the front aspect whilst also offering patio sliding doors to the rear garden from the lounge. The

kitchen, accessed via the lounge is delightful and modern and leads to the utility room which is a fantastic benefit to the property.

To the first floor, there are three double bedrooms on offer which is without doubt a huge benefit for a family home. There is also a modern bathroom to the rear aspect of the property which completes the first floor accommodation.

Externally, to the front of the property there is off road parking for a couple of vehicles which leads to the garage which is a great space for storage. there is also lawned area with shrubbed borders. To the rear of the property, there is a fairly low maintenance space with good sized lawn area with a large patio.

Located in one of the most picturesque and sought after villages in the area, Belton is the embodiment of quintessential English country living, with a great emphasis on community spirit with many clubs and societies thriving within the village. Belton enjoys a host of excellent local amenities including a popular village school, 14th Century Church, The queens head bar and restaurant, with recreational amenities at the Village hall, playing fields including football and cricket teams

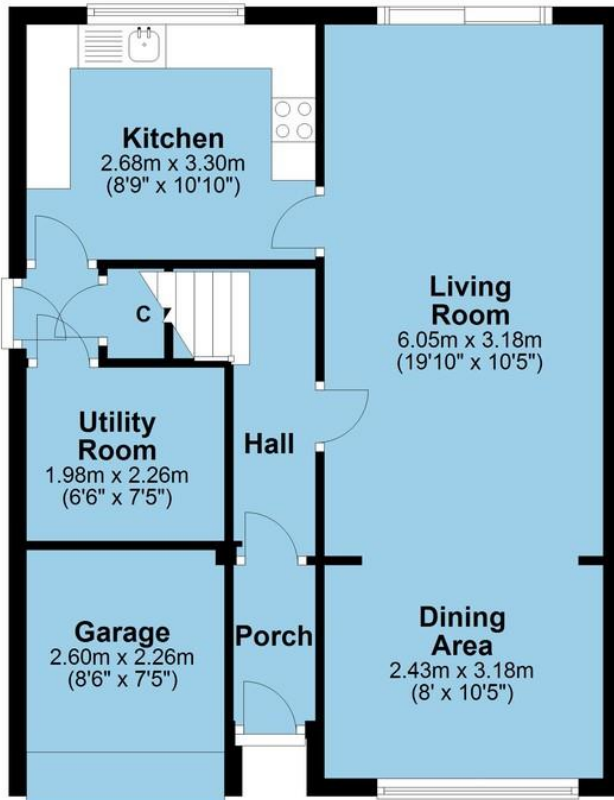
TENURE Freehold

COUNCIL TAX BAND C

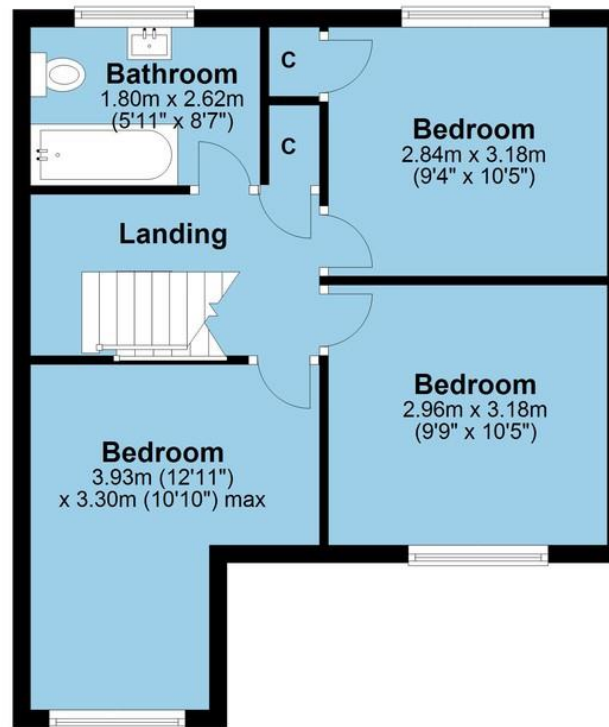




Ground Floor



First Floor



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

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

8 The Pass Courtyard
43 Market Street
Ashby-De-La-Zouch
Leicestershire
LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements