

Church Street

Belton, Loughborough, LE12 9UG

John 
German





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£875,000

Foxes Leap is a wonderful family home, beautifully presented, extended and offering over 2600 sq ft of stylish living space coupled with mature gardens of around 0.4 acres backing onto fields with far reaching countryside views beyond. It also enjoys an excellent village location.

Foxes Leap is a much improved and extended five bedroom, five bathroom home, perfect for the growing family. Spacious in its size, it has four reception rooms, plus a garden room offering plenty of space for any size of family buyer. An individual property, it backs onto open countryside with views to both elevations, making this a home not to be missed.

Belton is a delightful village with a Grade II listed church, junior school, gastro pub, convenience store, hairdressers, doctor's surgery, village hall, wood yard and riding school. Belton is home to one of the few remaining freestanding maypoles in the country of which the residents are very proud. There is easy access to further amenities within nearby Shepshed and the popular towns of Loughborough and Ashby de la Zouch.

There are excellent schooling options in good proximity including Repton, Trent College, Grace Dieu, and Loughborough Endowed Schools. Belton is also convenient for the A42, M1 road links, East Midlands Airport, Loughborough Railway Station, and East Midlands Parkway, which gives direct access to London. Indeed, Belton is positioned equidistant from Leicester, Nottingham, and Derby.

The property stands well back from the road behind an extensive Creteprint driveway providing ample parking, turning and access to the detached double garage. A wide step pathway leads you to a handsome and large oak framed canopy storm porch, beneath which lies a wide, half glazed and leaded entrance door. The reception lobby is flanked on two sides by bespoke full height fitted coat and storage cupboards. Glazed double doors open from the lobby into a welcoming central hallway, a spacious room with Amtico flooring, a guest cloakroom set off and a feature turning balustrade staircase leading to a part galleried landing above.

On the ground floor there are four reception rooms, firstly the living room lying to the rear of the property. It has views across the garden from its wide picture bay window and at the focal point of the room, a wonderful luxury fireplace with inset remote control living flame gas fire. Patio doors lead into an adjacent garden room which has tiled flooring, further views of the garden and French double doors onto the patio area. There is a second family sitting room and for those who like to entertain and host family gatherings, a large formal dining room.

Central to the home is a luxury bespoke character oak kitchen with Kardean flooring, beautifully appointed with a wide range of cabinets and clever storage within, such as the swing out corner unit and pull-out feature drawers to the majority of the base cabinets which maximises the usage of space and access. Contrasting granite countertops incorporate a Neff five burner gas hob with matching hood above, further integrated appliances comprising an eye level Neff double oven with a warming drawer below, Bosch dishwasher and a Bosch larder fridge. There is plenty of room for a family breakfast table and last but not least, the kitchen has a fabulous walk-in shelved pantry.

Set off the kitchen is the study, ideal for those who work from home or as a space dedicated for homework, it would also be an ideal playroom for younger children. The utility/boot room and second separate guest cloakroom are also set off the kitchen.

Upstairs on the first floor you will find a spacious landing with a galleried view down to the reception hallway below. Arranged around you will find there are five bedrooms and five bathrooms. Upon the landing there is a clever remote control loft hatch and loft ladder providing fabulous and easy access to the attic space.

The principal bedroom at Foxes Leap is a wonderful sized, dual aspect room with superb views to the rear over the gardens and countryside beyond. There is a fabulous range of bespoke full height fitted wardrobes with a central dressing table and pelmet lighting above. The ensuite is just as spacious and has been refitted and well equipped with an oversized shower cubicle with power shower above and a vanity unit run with inset wash hand basin, storage cupboards beneath and concealed cistern WC.

Bedrooms two, three and four are all excellent double rooms with lovely views over the fields beyond and all benefit from their own private ensuite bathrooms. Bedroom five is currently being utilised as an additional home office.

The principal family bathroom has full height tiling to the walls, corner panelled bath with pillar shower mixer tap and separate hand held pull out shower facility, a contemporary vanity cabinet with storage drawers beneath and an inset wide wash hand basin, again with pillar mixer tap and concealed cistern WC.

Outside, to the rear of the property are delightful gardens which are laid mainly to lawn with mature planted borders. The gardens benefit from not being overlooked, offer lots of privacy and host a feature garden gazebo with timber decked floor, providing a sheltered entertaining area. There is a summer house, greenhouse, and 10' x 8' metal shed, and at the very top of the garden, a designated children's play area with slide, swing, climbing frame and a raised playhouse.

To the front, the double garage has twin up and over doors, light, power, and an inspection pit for those classic car enthusiasts. Set above the garage, an external staircase leads to a versatile room, ideal as home gym, hobby room, den for teenagers or indeed a larger and separate office for homeworking.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

Our Ref: JGA/13112023

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













Ground Floor Building 1

Approximate total area⁽¹⁾

2610.89 ft²
242.56 m²

Reduced headroom

20.53 ft²
1.91 m²



Floor 1 Building 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.

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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		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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