



23, ROLLESTON ROAD, BILLESDON, LEICESTERSHIRE, LE7 9AA

GUIDE PRICE £329,950

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A most impressive four bedroomed end terraced house which has been excellently extended to form a spacious family home lying on the fringes of the highly desirable east Leicestershire village of Billesdon.

The beautifully presented accommodation benefits from UPVC double glazing and gas fired central heating, currently including an entrance porch, hallway, breakfast kitchen, lounge/diner, large conservatory, utility room, cloakroom/wc and inner lobby to the ground floor.

On the upper floor off a central landing lies a master bedroom with en-suite shower room, three further bedrooms and separate shower room.

Externally, the property enjoys a pleasant frontage and is set back from the road with generous gravelled driveway providing off road parking for several vehicles before the entrance and integral garage. The attractive rear garden is fully enclosed with paved patio, lawn, well stocked borders and greenhouse.

#### LOCATION

The highly sought after village of Billesdon is surrounded by delightful east Leicestershire rolling open countryside and has a good range of day to day amenities including a village shop, post office, doctor's surgery, public houses, fine parish church and the Coplow Leisure Centre. There is a primary school and further schooling available in Kibworth, Uppingham and Oakham. The nearby A47 provides access to both Leicester and Peterborough, both of which have mainline rail services to London. Market Harborough lies some 10 miles to the south with excellent market town facilities and rail services to London St Pancras in about an hour. The A1 is accessible at Wansford, and the M1 is accessible at Junction 21.

#### VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From Market Harborough, proceed northbound via the B6047 passing through The Langtons, taking a left hand turn as signposted to Billesdon along Rolleston Road. Proceed along into the village where Number 23 will be easily identifiable on the left hand side.

#### ACCOMMODATION IN DETAIL

The beautifully appointed and excellently extended accommodation benefits from UPVC double glazing together with gas fired central heating and currently comprises:

#### GROUND FLOOR

##### ENTRANCE PORCH 8'3 x 8' (2.51m x 2.44m)

With UPVC double glazed windows to the front and side aspects, UPVC double glazed entrance door from the front, ceiling light point, tiled flooring and UPVC double glazed opaque door through into the main accommodation.

##### HALLWAY 15'10 x 6' (4.83m x 1.83m)

With two ceiling light points, coving, double panelled radiator, staircase rising to the upper floor with storage space beneath.

##### BREAKFAST KITCHEN 11'10 x 14' (3.61m x 4.27m )

With UPVC double glazed window to the front, ceiling light points, attractive range of matching units to base and eye levels with work top surfaces, under counter lighting, 1 1/4 bowl drainer sink with mixer taps, double electric oven with gas hob and extractor hood above, integrated dishwasher, space for fridge/freezer, double panelled radiator, TV aerial socket and laminate wood flooring.

##### LOUNGE/DINER 12'4 x 20'5 (3.76m x 6.22m)

With UPVC double glazed window to the rear, UPVC double glazed French doors opening directly out to the conservatory, two ceiling light points, coving, timber fireplace and with hearth, two double panelled radiators and solid oak flooring.

##### CONSERVATORY 16'1 x 8'10 (4.90m x 2.69m )

Partly brick built with UPVC double glazed window to three aspects, French doors opening directly out to the side and garden, double panelled radiator, power and tiled flooring.

##### INNER LOBBY 17'6 x 3'2 (5.33m x 0.97m )

With UPVC double glazed opaque door opening directly out to the rear garden, two ceiling light points, double panelled radiator, tiled flooring and access to the garage.

##### UTILITY ROOM 8'8 x 6' (2.64m x 1.83m )

With UPVC double glazed opaque internal window from the wc, ceiling light point, units to base and eye levels, single bowl drainer sink, plumbing for a washing machine, space for a tumble dryer, double panelled radiator and tiled flooring.

##### CLOAKROOM/WC 5'8 x 6' (1.73m x 1.83m )

With UPVC double glazed opaque window to the rear, ceiling light point, low level flush wc, hand basin with units beneath, heated towel rail and laminate wood flooring.

#### FIRST FLOOR





#### **LANDING 9'11 x 8'2 (3.02m x 2.49m )**

With UPVC double glazed opaque window to the side, ceiling light point, coving, double panelled radiator, built-in airing cupboard and access to loft space.

#### **BEDROOM ONE 12'2 x 11' (3.71m x 3.35m)**

With UPVC double glazed window to the front, ceiling light point, single panelled radiator, TV aerial socket and en-suite shower room.

#### **EN-SUITE SHOWER ROOM 3'10 x 7'7 (1.17m x 2.31m )**

With three ceiling light points, extractor fan, low level flush wc, pedestal wash basin, shower within double cubicle, heated towel rail and vinyl flooring.

#### **BEDROOM TWO 14'4 x 9'6 (4.37m x 2.90m )**

With UPVC double glazed window to the front, double glazed Velux window to the rear, ceiling light point, two double panelled radiators, TV aerial socket.

#### **BEDROOM THREE 8' x 12' (2.44m x 3.66m )**

With UPVC double glazed window to the rear, ceiling light point, single panelled radiator, TV aerial socket.

#### **BEDROOM FOUR 6'11 x 9' (2.11m x 2.74m )**

With UPVC double glazed windows to the front and side aspects, ceiling light point, single panelled radiator, built-in storage cupboard.

#### **SHOWER ROOM 5'6 x 8'8 (1.68m x 2.64m )**

With UPVC double glazed opaque window to the rear, three ceiling spotlights, low level flush wc, wash basin with units beneath, shower within double cubicle, double panelled radiator, heated towel rail, extractor fan and vinyl flooring.

#### **GARAGE 23'5 x 9'1 (min) (7.14m x 2.77m (min))**

With up and over door from the front, lighting, power and internal door to the main accommodation.

#### **OUTSIDE**

Externally, the property enjoys a pleasant frontage and is set back from the road with generous gravelled driveway providing off road parking for several vehicles before the entrance and integral garage. The attractive rear garden is fully enclosed with paved patio, lawn, well stocked borders and greenhouse.

#### **FIXTURES & FITTINGS**

Fixtures and fittings mentioned in these particulars are included in the sale - all other items regarded as owners fixtures and fittings may be removed.









## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C.

## COUNCIL TAX

Council Tax Band C. For further information contact Harborough District Council 01858 828282

## STAMP DUTY

Note To Buyer: Stamp Duty Land Tax Rate Up to £125,000: Zero. The next £125,000 (the portion from £125,001 to £250,000): 2%. The next £675,000 (the portion from £250,001 to £925,000): 5%. The next £575,000 (the portion from £925,001 to £1.5 million): 10%. The remaining amount (the portion above £1.5 million): 12%. A further 3% will be payable on the whole amount if this is an additional property to one that you already own. For properties costing up to £500,000, first time buyers will pay no stamp duty on the first £300,000.

## MONEY LAUNDERING

To comply with The Money Laundering Regulations 2007, any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than three months old). This information is required prior to Solicitors being instructed.







#### Ground Floor

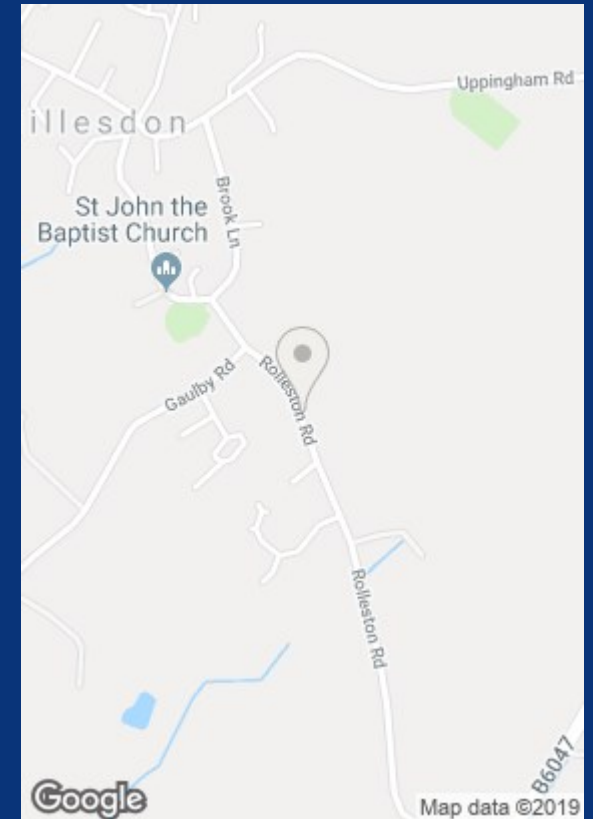
Floor Area (Gross Internal) 74.0 sq. m. (797 sq. ft.) approx (Excluding Garage)

#### First Floor

Floor Area (Gross Internal) 60.0 sq. m. (646 sq. ft.) approx

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## LOCATION



Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

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**Call 01858 431 315**

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