

GARDEN COTTAGE

BILLESDON, LEICESTERSHIRE



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Garden Cottage,
Brook Lane, Billesdon
Leicestershire

Tucked away on a quiet lane close to the heart of this attractive east Leicestershire village, a superb individually styled modern detached property offering unusually laid out accommodation taking the best advantage of its elevated plot.

Entrance dining hall | Sitting room |
Handmade breakfast kitchen | Utility |
Ground floor shower room | First floor study
area | Three bedrooms | Bathroom |
Garage/store room | Driveway | Private rear
gardens |

ACCOMMODATION

The gas central heated accommodation with sealed unit double-glazing, security alarm system and mostly oak flooring throughout comprises a pretty canopy porch which gives access into a spacious entrance dining hall with a window to the side elevation and stairs rising to the first floor.

The sitting room has two windows to the front elevation and a feature fireplace with composite surround and a multi fuel burner inset. The breakfast kitchen has a range of handmade units, range cooker with stainless steel extractor hood over and a window to the front elevation. The utility room is to the rear of the entrance dining hall, which in turn gives access to a ground floor shower room, off which is an integral door to the garage/store.

Stairs rise to first floor galleried landing/study area with loft hatch above with a folding ladder leading to partially boarded roof space offering additional storage facilities. There are three bedrooms and a luxuriously appointed bathroom.

OUTSIDE

The property sits back from the road in an elevated position. To the front of the property are planted shrub beds and steps leading to the front door. A driveway leads to a garage/store room with electrically operated up and over door. To the left of the property a side gate gives access to the rear garden which is private and lawned with a large flagstone patio area, mature planted borders, shed for storage and a further small patio situated above an attractive pond.

LOCATION

Billesdon is an exceptionally popular village, lying some ten miles East of Leicester and a similar distance to Market Harborough to the South. Both of these regional centres offer a versatile range of shopping, leisure and recreational facilities normally associated with a city and market town. The latter providing mainline railway connection to London St Pancras in under an hour. Uppingham and Oakham are both within easy travelling distance with a regular bus service from the village and are popular with local residents. Part of the popularity of Billesdon is the eclectic mix of the housing stock, many with period features, together with an excellent range of local amenities including a Doctors surgery, village store, community post office, community centre, parish church and Baptist chapel and two public houses. There is a well-regarded primary school and many scenic walks and bridle paths. The village is renowned for many clubs and societies with an excellent community spirit.

DIRECTIONAL NOTE

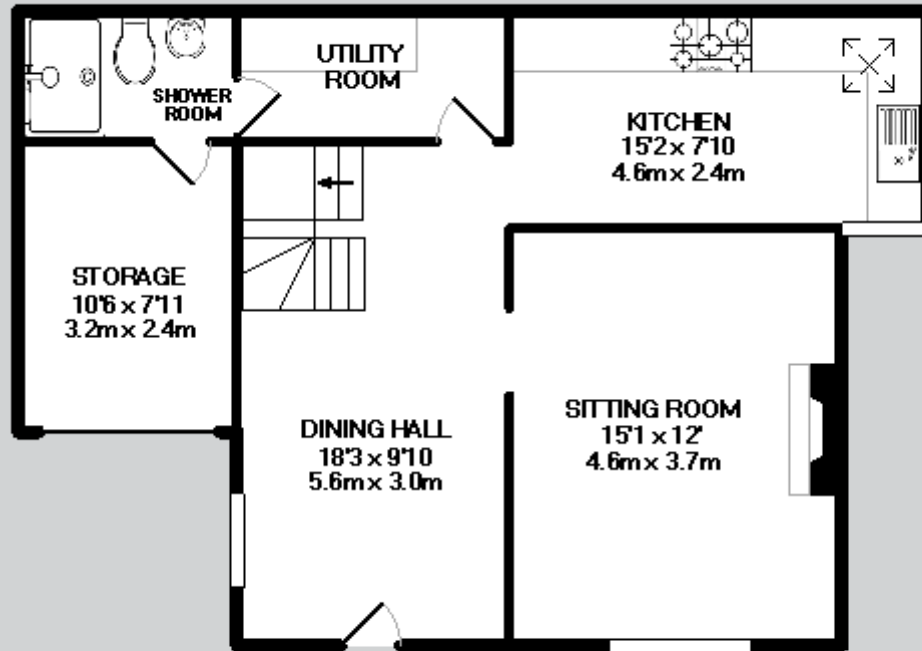
Proceed out of Leicester on the A47 Uppingham Road in an easterly direction passing through the village of Houghton on the Hill continue towards the village of Billesdon taking a right hand turn into Leicester Road as signposted to the village continue along Leicester Road pass the market place where take the next right hand turn into Brook Lane where the property maybe found towards the other end of the lane on the left hand side as indicated by the Agent's For Sale Board.



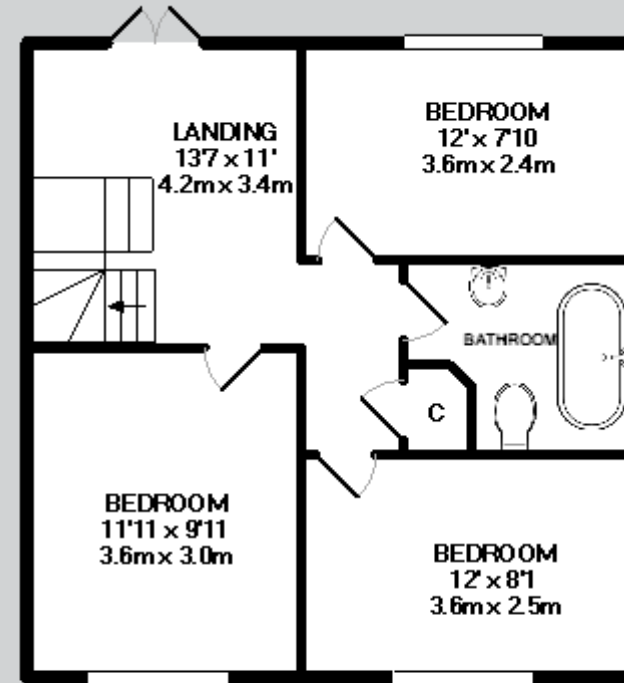


Total approx internal floor area = 102 sq/m – 1098 sq/ft

Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR



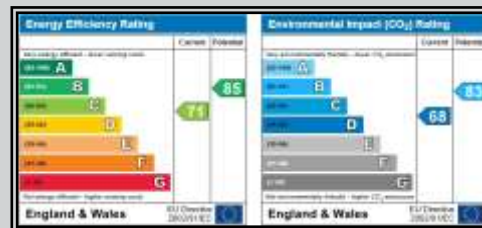
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Measurements and Other Information

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.