



1, GAULBY ROAD, BILLESDON, LE7 9AG
PRICE GUIDE £315,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



A well presented two bedroomed detached bungalow occupying a wide frontage with extensive parking and a garage, situated within the highly desirable east Leicestershire village of Billesdon.

Built in about 1957, this well appointed detached bungalow benefits from gas fired central heating and UPVC double glazing, and includes an entrance porch, hallway, spacious through lounge with stone fireplace and French double doors leading out to the gardens, and a modern fitted dining kitchen with built-in appliances, walk-in pantry, rear hall and utility room.

Off an inner hall, with access hatch and pull-down ladder to roof space with light point, are two double bedrooms and a recently refitted shower room.

Occupying a wide frontage, the gravel driveway provides off road parking and access to a brick garage. Most attractive rear garden with views towards the church, having an extensive wooden decked patio area, steps leading down to a landscaped garden with lawn, flower and shrub borders, and there is also a lawned garden to the front of the property.

LOCATION

Billesdon is an exceptionally popular village surrounded by some of east Leicestershire's most attractive open countryside, lying some 11 miles north of the thriving town of Market Harborough, and some 9 miles east of the city of Leicester, both of which have mainline rail services to London St Pancras. Part of the popularity of Billesdon is its wonderful village amenities including a primary school just up the road, a doctors surgery, village store, post office, community centre, sporting and leisure opportunities, a fine parish church and two public houses. The village is renowned for its excellent community spirit, and there are numerous walks along nearby footpaths around the village, in addition to which Rutland Water is only a short drive away.

VIEWINGS & DIRECTIONS

Viewings should be arranged through the agents Andrew Granger & Company on 01858-431315. From

Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the B6047 passing through the villages of Church Langton, Tur Langton and Three Gates, taking the first turn just before the A47 as signposted into Billesdon. Take the third turning left into Gaulby Road, with the bungalow lying on the right hand side with an Andrew Granger & Co for sale board erected to identify the property.

ACCOMMODATION IN DETAIL

With the benefit of gas fired central heating and UPVC double glazing, the well presented interior comprises:

ENTRANCE PORCH

UPVC double glazed entrance doors, terrazzo tiled floor, wall lantern light point.

ENTRANCE HALL

UPVC double glazed entrance door and radiator.

THROUGH LOUNGE 18'6 x 13' (5.64m x 3.96m)

UPVC double glazed bay window to front with vertical Venetian blinds, two double glazed side windows with blinds, French double doors leading out to a wooden decked area, attractive stone fireplace with open grate and slate hearth, wall light points, coved ceiling, radiator and TV aerial socket.

DINING KITCHEN 11' x 10'7 (3.35m x 3.23m)

Modern range of base and wall cupboards with several drawers, stainless steel sink unit with central waste bowl and chrome mixer tap over, integral dishwasher, Neff stainless steel fronted oven and grill, five ring gas hob unit with canopy extractor hood over, space for tall fridge/freezer, ceramic tiled flooring, UPVC double glazed window to rear, radiator.

WALK-IN PANTRY

With thrall, shelving and double glazed window.

REAR HALL

UPVC double glazed door leading out.

UTILITY ROOM 6'7' x 3'10 (2.01m' x 1.17m)

Ceramic tiled floor, UPVC double glazed window to rear, plumbing facilities for washing machine and shelving.





INNER HALL

With access hatch to part boarded loft with ladder and light point. and doors off to:

BEDROOM ONE 14'3 x 10'11 (4.34m x 3.33m)

UPVC double glazed windows to front and rear, radiator and coved ceiling.

BEDROOM TWO 14' x 10'5 (4.27m x 3.18m)

Wide double glazed window to front, radiator, dado rail with panelling beneath and coved ceiling.

SHOWER ROOM 6'6 x 9' (1.98m x 2.74m)

Recently refitted white suite comprising fully tiled shower cubicle, glazed sliding door, pedestal wash hand basin, low flush wc, built-in boiler cupboard, obscured UPVC double glazed window, half height wooden panelling, ceiling spotlights, extractor fan and radiator.

OUTSIDE

Extensive gravel driveway to side of the property providing off road parking and access to:

BRICK GARAGE

With up and over door to front.

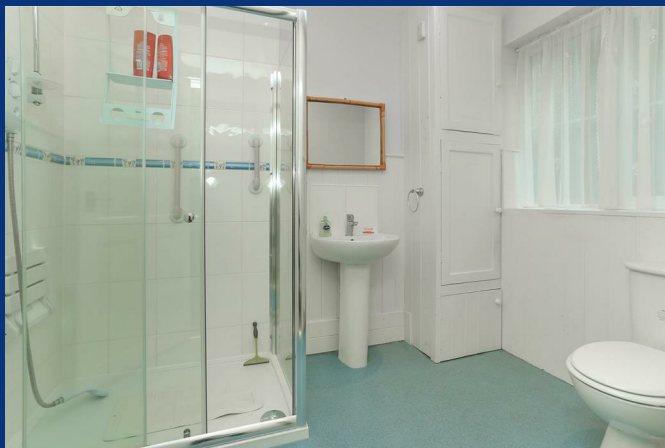
Most attractive garden with views towards the church, extensive wooden decked patio immediately to the rear of the bungalow, wooden pergola and climbing roses, steps leading down to a landscaped garden with lawn, further paved patio, box hedging, flower and shrub borders, wood chip area and further gravelled area to rear of garage with timber garden shed. Side entrance, security lighting, tap point. Lawned front garden with flower and shrub beds and paved path.

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 D.





COUNCIL TAX

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

STAMP DUTY

The following SDLT rates apply until 31st March 2021:

Up to £500,000 - Zero

The next £425,000 (the portion from £500,001 to £925,000) -
5%

The next £575,000 (the portion from £925,001 to £1.5m) -
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.

MONEY LAUNDERING

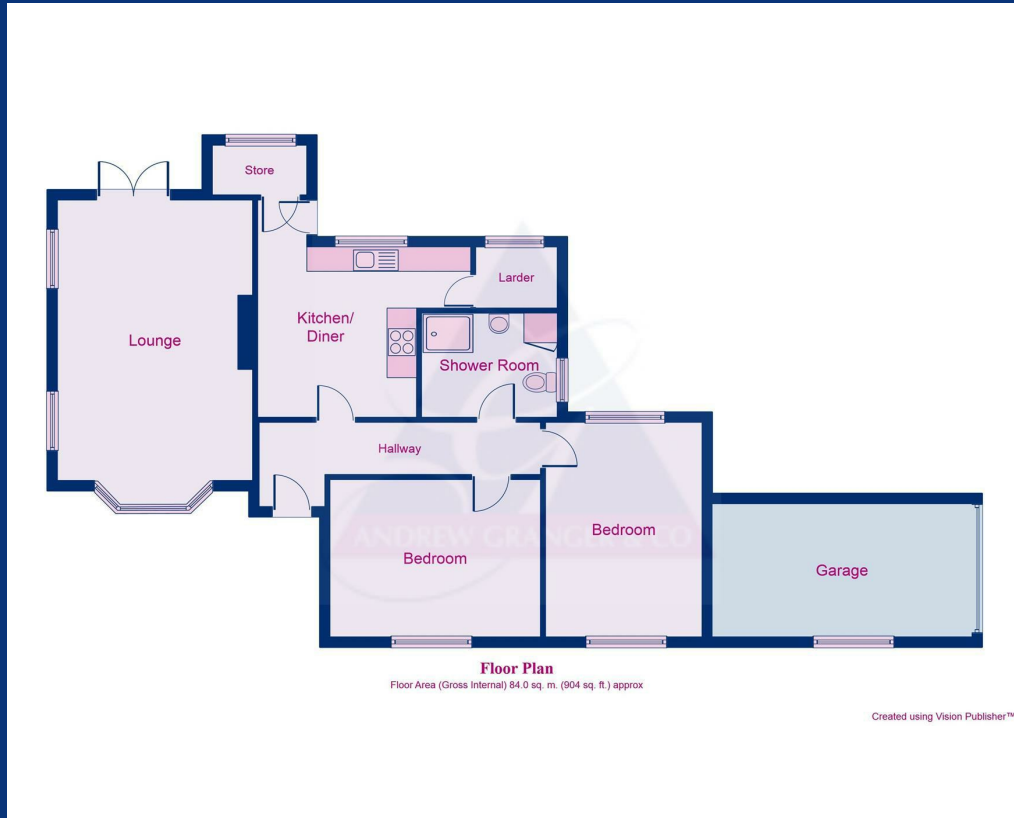
To comply with The Money Laundering Regulations 2007,
any successful purchaser/purchasers will be asked to provide
proof of identity and we will therefore need to take copies
of a passport/driving licence and a recent utility bill (not
more than three months old). This information is required
prior to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

ESTATES AGENTS ACT 1991

In accordance with the above Act, we wish to disclose that
the vendors are related to an ex-employee of Andrew
Granger & Co. Further details from the selling agents.



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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