



WEARE CLOSE

BILLESDON, LEICESTERSHIRE

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Weare Close,
Billesdon, Leicestershire

A well-presented, spacious five bedroom detached family village home, beautifully extended by the current owners and situated in the highly sought after east Leicestershire village of Billesdon with countryside views to the front.

Entrance hall | Open plan living dining kitchen | Three further reception rooms | Utility room | Downstairs WC | Five bedrooms | Three bath/shower rooms | Garden with hot tub | Driveway with parking for several cars | Double garage |

ACCOMMODATION

The property is entered into an impressive light and spacious entrance hall with a central staircase rising to the first floor, under which is a good sized storage cupboard.

Glazed and timber double doors lead into the dining room which has two windows to the front elevation. There is another reception room to the front right of the property. The sitting room benefits from a feature fireplace with a timber mantel with windows to either side, and a log burner inset. There are French doors to the rear of the room giving access into the kitchen seating area.

The open plan living dining kitchen has been extended with an oak framed extension by the current owners which enjoys a lantern roof and bi-folding doors to the rear garden. The kitchen benefits from a good range of eye and base level cupboards with granite work surfaces over. Integrated appliances include a gas hob with extractor hood over, double oven, microwave oven, fridge freezer and dishwasher. There is also a good sized island unit with breakfast bar. To the right is a seating area with French doors opening out to the garden and a utility room, where there are further cupboards, a sink, space and plumbing for white goods and a door leading to the side elevation. The ground floor is completed by a downstairs WC.

Stairs rise to the first floor galleried landing, with a window to the front elevation which takes advantage of the countryside views beyond. The master bedroom is located to the rear of the property with windows overlooking the garden. It benefits from a range of fitted bedroom furniture and wardrobes, as well as an ensuite comprising of a WC, wash hand basin, bath and separate shower enclosure. There are four further bedrooms, all enjoying fitted wardrobes with bedroom two also benefitting from an ensuite shower room off. The family bathroom completes the internal accommodation and comprises of a WC, wash hand basin, bath and separate shower enclosure.

OUTSIDE

The property occupies a corner plot and is set back from the road in an elevated position with countryside views to the front. There is a driveway with ample off road parking which leads to the double garage, which in turn has a door giving access into the rear garden. To the front of the property is a lawned area and paved path leading to the front door. To the left hand side, a timber gate gives access into the rear garden which is private and enclosed, lawned with a paved seating area, timber shed, water feature and hot tub.

LOCATION

Billesdon is a thriving east Leicestershire village situated equally between Leicester, Market Harborough and Oakham, just A47. The village offers an unrivalled range of amenities for a village of modest size, with a dr's surgery, village store, post office, community centre, village school, two public houses and numerous clubs and societies creating a genuinely strong community spirit.

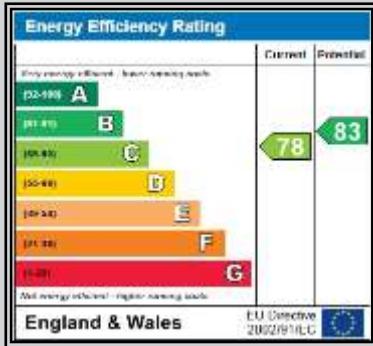
DIRECTIONAL NOTE

Proceed out of Market Harborough on the Leicester Road crossing over the A6 roundabout signposted towards Melton, continue along this road through The Langtons eventually taking the first signposted exit to Billesdon Road along Rolleston Road. Take the first left into Weare Close where the property may be found.

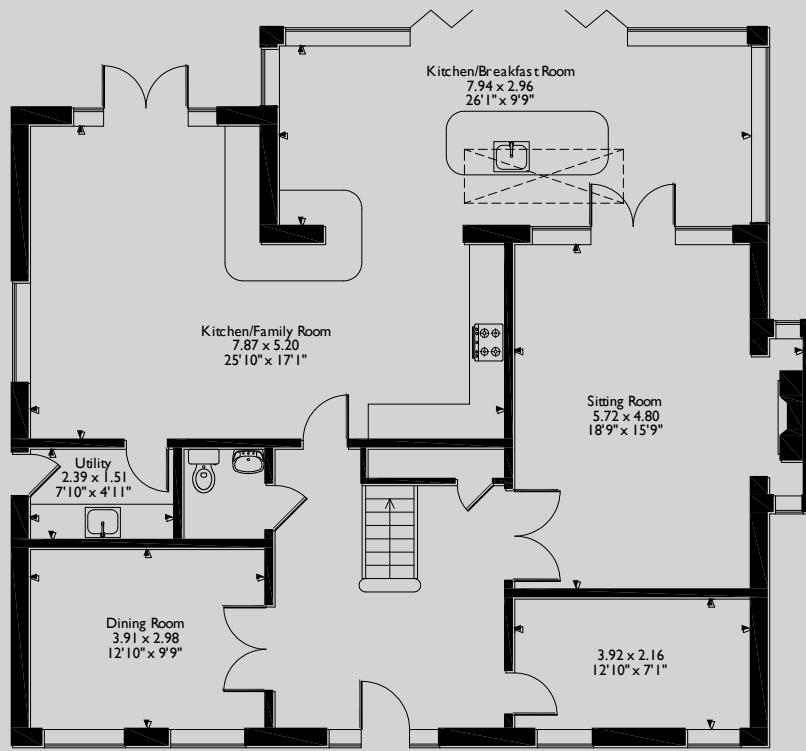
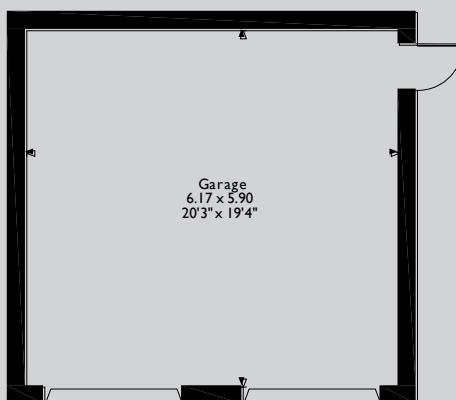




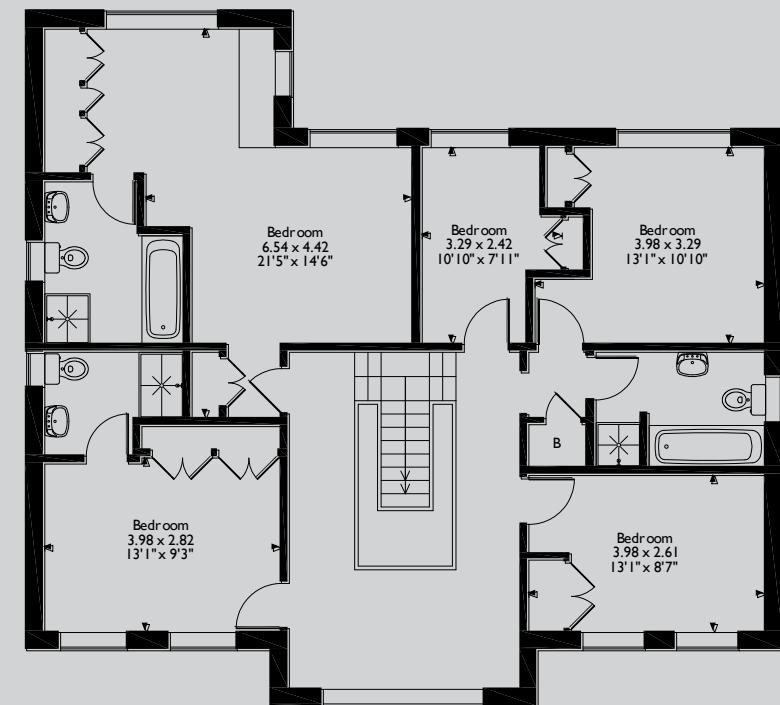
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Approximate Gross Internal Area
 Main House = 239 Sq M/2571 Sq Ft
 Garage = 36 Sq M/392 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.

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