



- sought-after village location
- 3 Bedrooms
- Drive & Garage
- Wet room
- South facing rear garden
- kitchen diner

Due to the Government Covid-19 restrictions we are only doing viewings by appointment. Interested parties should contact us via telephone for further information and a video tour before any physical viewing can be arranged.

This well-proportioned 3-bedroom semi-detached property, with a private rear garden is situated in the delightful and sought-after village of Belton, nestled in the Leicestershire countryside. The village is located approximately 2 miles northwest of the town of Shepshed, 5.5 miles west-northwest of Loughborough, and 6 miles northeast of Ashby-de-la-Zouch. There are some local amenities in the village and good transport links, including to the motorway network and the East Midlands Airport, this property would suit a variety of buyers.

Entrance Hall:

Double doors lead to a small porch and a double-glazed door to the front elevation. There is also a double-glazed door leading from the side elevation. The entrance hall has an under stairs storage cupboard, stairs to the first-floor landing and access to reception rooms, kitchen and wet room.

Wet Room:

Comprising WC, walk in shower unit with electric shower, wash hand basin, wall unit and a double-glazed window to the side elevation.

Lounge: (approx. 3.66m x 3.33m)

Double glazed window to the front elevation. Feature working fireplace and surround. Ceiling light, wall lights and radiator.

Kitchen/Diner:

Two double glazed windows to the rear elevation, Belfast sink, floor and wall units comprising of fridge freezer, integrated dishwasher, washing machine, induction hob, grill and oven. Feature fireplace and surround for decorative purposes only. Ceiling lights and radiator. Double glazed patio doors leading out to the garden.

First Floor Landing:

Storage cupboard, loft access, ceiling light and access to all three bedrooms and bathroom;

Bedroom One: (Approx 3.66m x 3.35m)

Double glazed window to the front elevation. Ceiling light and radiator.

Bedroom Two: (Approx 3.66m x 3.33m)

Double glazed window to the rear elevation. Ceiling light and radiator.

Bedroom Three: (Approx 2.62m x 2.84m)

Double glazed window to the rear elevation. Ceiling light and radiator.

Bathroom: Comprising low flush WC, wash hand basin, bath/shower and double-glazed window to the side elevation.

Outside Space:

The front garden is bordered to the front by a privet style hedge. Laid with hardcore for parking to the front and driveway which leads to the side of the property. This provides off road parking for multiple vehicles. There is also a detached single garage at the rear. The rear garden has a fishpond, not currently in use, and the garden is part laid with lawn and patio space for outside dining.

Viewing

By appointment only. If you would like to view this property, please call Harrison Thorn Ltd direct.

Fixtures Fittings and Appliance

Any fixtures, fittings or appliances mentioned in these details have not been tested and cannot be assumed to be in full efficient working order or included in the sale.

Photographs

It should not be assumed that items shown in our photographs are included in the sale of the property. Photographs showing vehicle registrations have been altered to disguise the registration details.

Measurements

Where applicable, we have taken every care to ensure the dimensions for the property are true however, they should be treated as approximations and for general guidance only. If measurements have been shown, they represent the widest and longest part in any room including any built-in wardrobe space. It should not be assumed that rooms are quadrilateral in shape.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence.

General

We have taken care to ensure that the measurements, dimensions, information, photographs and floor plans, where applicable, are an accurate and true representation however, they should be treated as approximations. Potential buyers must satisfy themselves by inspection or otherwise as to the accuracy and any details of the property. Buyers are responsible for ensuring that suggested conversions, extensions or ways to add value to a property through development comply with building regulations and the necessary planning permission will or has been granted. No one within this estate agency has the authority to make or provide any warranty in respect of the property.

Price: £220000

**2nd Floor, Rothley House
Coalville Business Park,
Jackson Street, Coalville,
LE67 3NR**

Tel: 01530 450590
Tel: 0116 3180550
Mobile: 07538 256254
Skype: 0116 3180550