JAMES SELLICKS

# April Cottage

4 WHITE HART MEWS
LEICESTER ROAD
BILLESDON
LEICESTERSHIRE
LE7 9AX

**Guide Price: £320,000**



April Cottage is a beautifully renovated three-bedroom cottage, situated in the heart of the sought-after village of Billesdon, East Leicestershire.

The property has just completed a comprehensive scheme of refurbishment and provides stylish, contemporary accommodation throughout. Finished to a high standard, this attractive home offers the perfect opportunity for its new owners to enjoy a fresh, modern property in a charming village setting.

Three bedroom cottage • beautifully renovated throughout • brand-new refitted breakfast kitchen & shower room • off-road parking for two vehicles • ground-floor WC • comfortable sitting room • tiered rear garden • excellent commuter links • newly redecorated luxury cushioned vinyl flooring to ground floor, plush grey carpeting to stairs & bedrooms • EPC - C

## Location

Ideally positioned at the top of a private lane in the centre of Billesdon, the house is within easy walking distance of the village shop, post office, GP surgery, hair salon, primary school and local public houses including The Queen's Head and The New Greyhound. The village also offers a thriving Cricket Club and Coplow Centre with associated tennis/netball court. The property is surrounded by the beautiful East Leicestershire countryside, offering excellent opportunities for walking and outdoor recreation. For commuters, the A47 provides convenient road connections to Leicester, Market Harborough, Uppingham and Oakham. Mainline railway services to London St Pancras are available from both Market Harborough and Leicester.

## Accommodation

The accommodation briefly comprises entrance hall, downstairs WC with low flush w/c and wash hand basin, comfortable sitting room and a brand-new refitted breakfast kitchen with grey urban gloss handleless eye and base units with contrasting black veined marble effect work tops and splash backs, a full array of brand new integrated appliances including full height fridge/freezer, dishwasher and washing machine, fan oven and induction hob with contemporary extractor unit above, stainless steel sink with mixer tap, enclosed Worcester combination boiler,  pantry cupboard and additional understairs storage cupboard the open staircase leads to the first floor landing area with useful airing cupboard giving access to three well-proportioned bedrooms, the main bedroom has a wardrobe and additional over stairs storage cupboard, a stylish newly refitted shower room with walk in doorless shower enclosure with fixed and flexible shower heads with external controls, enclosed w/c, wash basin with mixer tap and draws under, chrome heated towel rail.

## Outside

The cottage benefits from a tiered side and rear garden and the particularly valuable addition of off-road parking for two vehicles, a rare and desirable feature for a property in this location.

Listed Status: None.  Conservation Area: Billesdon.
Local Authority: Harborough District Council, Tax Band: C
Services: Offered to the market with gas-fired central heating.
Broadband delivered to the property: Fibre, speed unknown.
Construction: Believed to be cavity wall.
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
Planning & Flooding issues in the last 5 years: None our Clients are aware of.
Accessibility: Two-storey property, no specific accessibility modifications made.

**Under the provisions of the Estate Agent's Act 1979 we are required to disclose a personal interest in the sale of this property.**









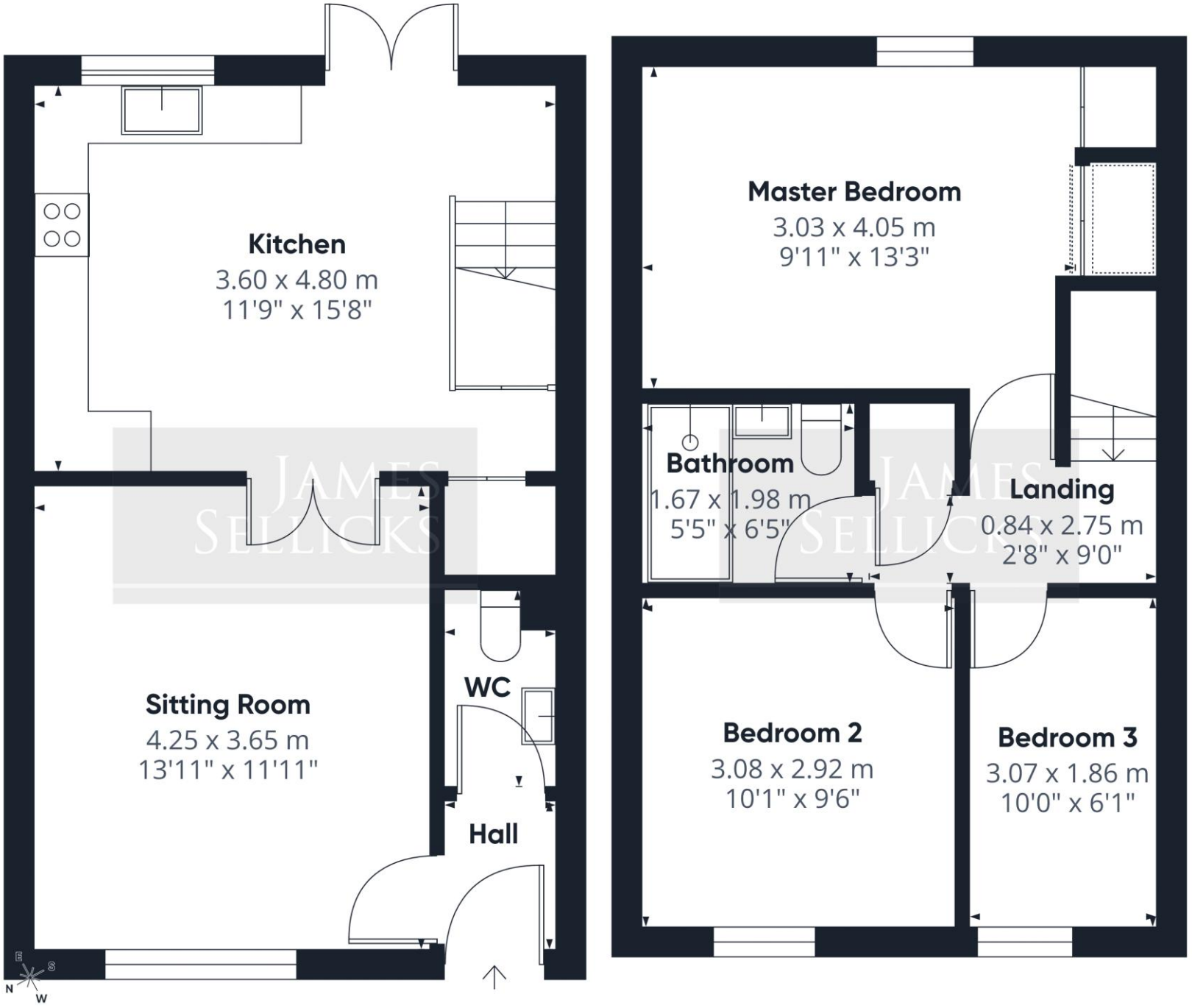










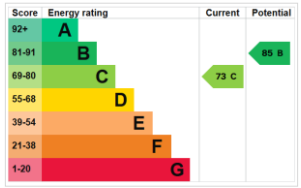



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**Approximate total area**(1)

72.9 m²

783 ft²




(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures 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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