



9 Brook Lane, Billesdon, Leicestershire, LE7 9AB
Asking Price £455,000



Chartered Surveyors & Estate Agents

9 Brook Lane, Billesdon, Leicestershire, LE7 9AB
Tenure: Freehold
Council Tax Band: E (Harborough District Council)



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DESCRIPTION

A charming detached period cottage with 2 Reception Rooms, Farmhouse Kitchen, 3 Bedrooms, 2 Bath/Shower Rooms, Garage, Workshop and attractively landscaped, good size rear Garden situated in a well regarded, picturesque village.

No. 9 Brook Lane, Billesdon offers a tastefully appointed and well proportioned character family accommodation which benefits from gas central heating and can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, Dining Room with feature open fireplace, Sitting Room with log-burning stove, shaker style Kitchen/Diner with Rayburn, Hallway;

FIRST FLOOR: Master Bedroom with en-suite Shower Room, two further good-size Bedrooms, Family Bathroom.

Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

The main entrance to the property is from the side elevation.

Entrance Hall

Entrance door with two glazed insets, radiator, ornate tiled floor.

WC

White suite comprising close coupled WC and wash hand basin, fitted wall cupboard, tiled floor (to match flooring in Entrance Hall).

Sitting Room 7.32m max x 3.66m max (24'0" max x 12'0" max)

Elegant, spacious reception room enjoying dual aspect and featuring fireplace recess housing log-burning stove, alcove shelving to side of fireplace, two radiators, recessed ceiling spotlights, two windows overlooking Brook Lane and one window to side elevation.

Dining Room 4.88m max x 3.58m max (16'0" max x 11'9" max)

Well proportioned, light and airy reception room featuring Victorian style mock fireplace with timber surround, radiator, oak-effect laminate floor and dual aspect windows to side and rear elevations.

Farmhouse Kitchen/Diner 5.08m x 3.56m (16'8" x 11'8")

Fitted in modern shaker style and incorporating timber work surfaces with matching upstand, inset cream Villeroy & Boch single drainer sink with mixer tap, ample base cupboard and drawer units, matching eye level wall cupboards and display shelving.

Included in the sale is a gas fired 2-oven Rayburn set in chimney breast style surround with tiled splashback, base cupboards to either side and

display shelf above.

Radiator, attractive tiled floor, understairs storage cupboard, recessed ceiling spotlights, half glazed external door leading to rear garden, internal door to Hallway.

Hallway

Stairs leading to first floor, internal door to Sitting Room.

FIRST FLOOR

Split Landing

There is Front Landing leading to the Master Suite and two further Bedrooms and Rear Landing giving access to Bathroom as follows:

Front Landing

Fitted cupboard.

Master Bedroom 3.66m max x 3.58m max (12'0" max x 11'9" max)

Radiator, dual aspect windows to front and side elevations.

En-suite Shower Room

White suite comprising low level WC and wall mounted rectangular hand basin with mixer tap, shower cubicle with deluge shower above and a further showerhead, tiled walls, tiled floor, recessed ceiling spotlights.

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Bedroom Two 3.40m max x 3.61m max (11'2" max x 11'10" max)

Built-in airing cupboard housing hot water cylinder and pine slatted shelving, radiator, window to front elevation.

Bedroom Three 3.58m max x 2.97m max (11'9" max x 9'9" max)

Fitted wardrobe, radiator, window to rear elevation.

Rear Landing

Fitted cupboard, window to rear elevation.

Bathroom

White heritage suite comprising low level WC, pedestal hand basin and bath with tiled surround, separate double shower cubicle with deluge shower above and a further showerhead, metro tiles to splashbacks, chrome heated towel rail, conventional radiator, oak effect laminate floor, recessed ceiling spotlights, window with plantation shutters to rear elevation.

OUTSIDE

Rear Garden

The good size rear garden is fully enclosed and provides a peaceful retreat and secure off-road parking. The garden has been arranged to incorporate a shaped, brick terrace with space for two cars (accessed from the side elevation via timber double gates) and a patio area adjacent to the rear of the house, as well as steps leading up to a tiered

area of garden mainly laid to lawn with a pleasant paved seating area at the top of the garden.

Detached Single Garage 4.98m x 3.00m (16'4" x 9'10")

The garage is situated in the rear garden and is a brick construction with light, power and fitted shelving.

Store/Utility

Worcester gas central heating boiler, space and plumbing for washing machine.

Timber Workshop 2.67m x 2.39m (8'9" x 7'10")

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating, Solar Panels

According to <https://checker.ofcom.org.uk/>
Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor

O2 - good outdoor

Three - poor to none outdoor

Vodafone - variable outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

SOLAR PANELS

"The property benefits from an owned 4kW solar panel system with an export connection, enhanced with a MyEnergi Eddi power diverter. The power diverter intelligently redirects surplus solar energy to the home's hot-water system, maximising on-site energy use and reducing reliance on the grid. This means more of the generated solar power is used within the property—improving efficiency and lowering utility costs."

BILLESDON

Billesdon is a popular East Leicestershire village with easy access to the A47 and situated approximately 9.5 miles from Uppingham and 11 miles from Oakham. Within the village there is a church, post office, primary school, local health centre, public house, hairdressers and petrol station/garage.

COUNCIL TAX

Band E

Harborough District Council Telephone 01858 82101

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

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N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves

by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate

agents, there will be requirement that Murray's confirm the identity of its seller and buyers.









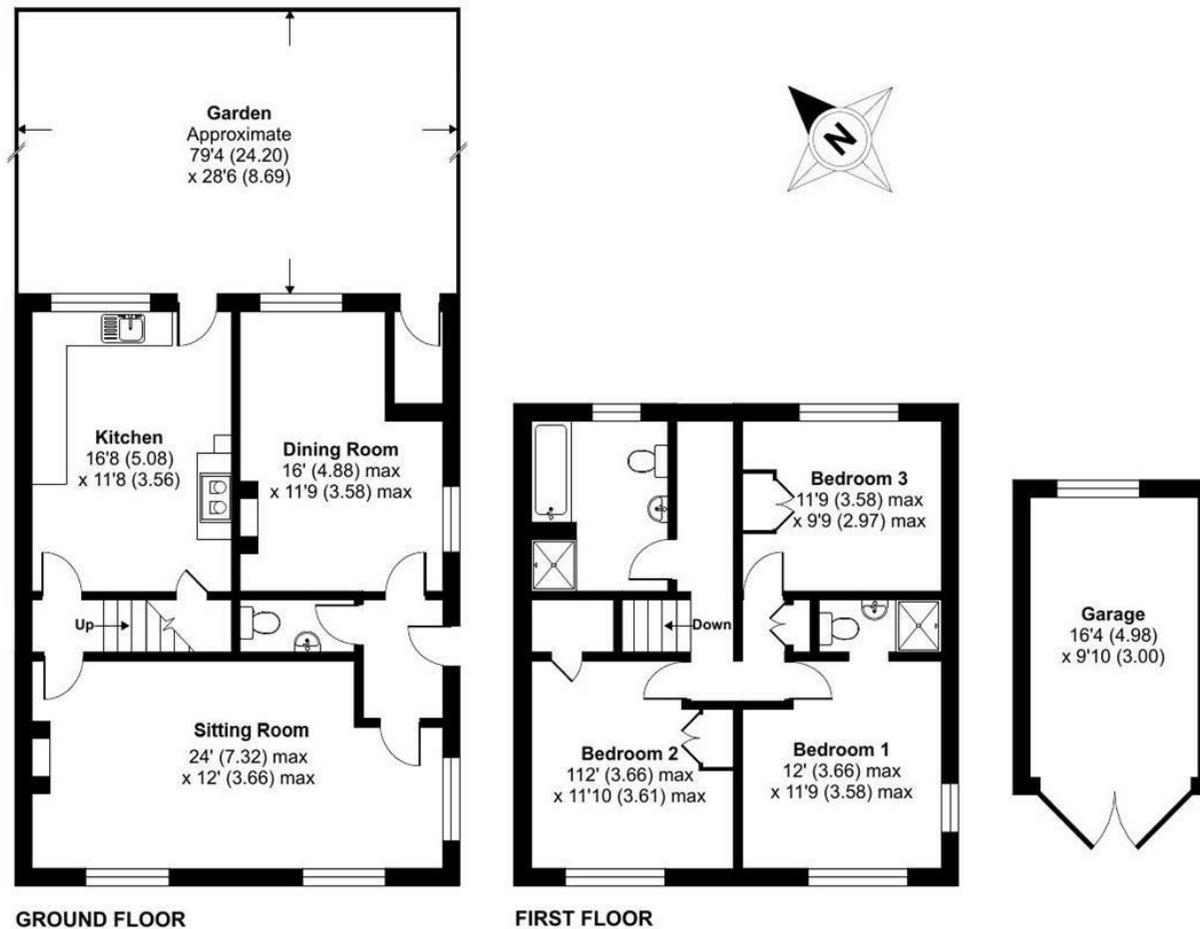




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Approximate Area = 1392 sq ft / 129.3 sq m
 Garage = 159 sq ft / 14.8 sq m
 Total = 1551 sq ft / 144.1 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Murray Chartered Surveyors and Estate Agents. REF:1403967

