



34 Leicester Road, Leicester, LE7 9AQ

Offers in excess of £305,000

Situated on the edge of the popular East Leicestershire village of Billesdon, this period cottage offers plenty of character, along with attractive countryside views.

The accommodation includes an entrance hall, charming sitting room with exposed brick fireplace and cast iron gas burner, separate dining room with cast iron range, and a well-equipped breakfast kitchen with a range of fitted units, granite and blockwood worktops, integrated appliances and a large Stoves professional range cooker.

Upstairs, the property offers three bedrooms, including a spacious master bedroom with exposed beams, cast iron fireplace, French doors overlooking open fields and an en-suite shower room. There is also a family bathroom and useful airing cupboard housing the combination boiler.

Outside, the property benefits from a gravelled front garden with planted borders, a paved driveway providing parking for two vehicles, and gated access to attractive tiered rear gardens. These include lawned, decked and cobbled seating areas, mature borders, a large timber shed and greenhouse, all enjoying a pleasant open aspect.

Billesdon is approximately 10 miles east of Leicester and offers a strong village community with a range of amenities including a village school, post office, village store, hair salon, parish church, two public houses and the Coplow Centre. The village is surrounded by some of Leicestershire's most attractive rolling countryside.



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