



Smiths
your property experts

Church Street

Belton

- Beautifully extended and remodelled detached home
- Located in this highly regarded and semi-rural village
- 1930s-style with two bay-fronted reception rooms
- Open-plan kitchen and living area with bi-fold doors
- Four double bedrooms and three modern bathrooms
- Detached garage is currently under construction
- 1/5-acre grounds with countryside views to the front
- Refitted to include new plumbing and rewiring

General Description

Smiths Property Experts are privileged to have the instruction to market this beautifully extended and thoughtfully remodelled four-bedroom detached double bay fronted home in the highly regarded Leicestershire village of Belton. Upgraded with no expense spared and in a sympathetic style, the eventual purchaser will benefit from a brand-new interior inside a 1930s-style detached period home. The property has far-reaching views to the front, with grounds extending to approximately 1/5th of an acre, including an impressive frontage. A detached garage is under construction, with front and rear gardens.







The Property

Internally, the property offers immaculate, brand-new living space across two floors and extends to approximately 1,970 square feet, including the detached garage. The property has been completely refitted with new plumbing, rewiring, replastering, flooring, and bathroom suites. The layout is excellent, with a bay-fronted sitting room and a snug on either side of the entrance hall. A large utility room with plentiful cloak storage leads to a downstairs WC and is accessible from the driveway on the right-hand side of the property.

The hub of this home is undoubtedly the brand-new extended open-plan kitchen with a separate dining area, extending into a sitting room with glazed bi-folding doors to both the front and rear. Blending period features such as a box bay window with a contemporary shaker-style kitchen, which has fitted appliances and Quartz work surfaces.

Upstairs, the redesign has been carefully planned to offer four bedrooms, all capable of accepting double beds and providing en-suite facilities. Bedrooms three and four share a Jack and Jill arrangement, ideal as children's rooms. The principal bedroom suite is spectacular, with dual fenestration, a vaulted ceiling, and a fully fitted dressing room leading to a high-specification four-piece private bathroom suite.



The Outside

The property is located on the edge of the village and is set back from the road. A newly laid tarmac driveway provides parking for multiple vehicles. The grounds wrap around the property, and a detached garage is currently under construction on the right-hand side. Private, secure gardens extend to both the front and rear, laid to lawn, with newly laid flagstone patio terraces.





The Location

The village of Belton is conveniently located for access to the nearby cities and towns of Nottingham, Derby, and Loughborough. The M1 motorway and East Midlands Airport are also easily accessible. The village is surrounded by open countryside and has a local primary school, a public house, and other amenities such as public transport links and playing fields.

Property Information

Awaiting EPC.

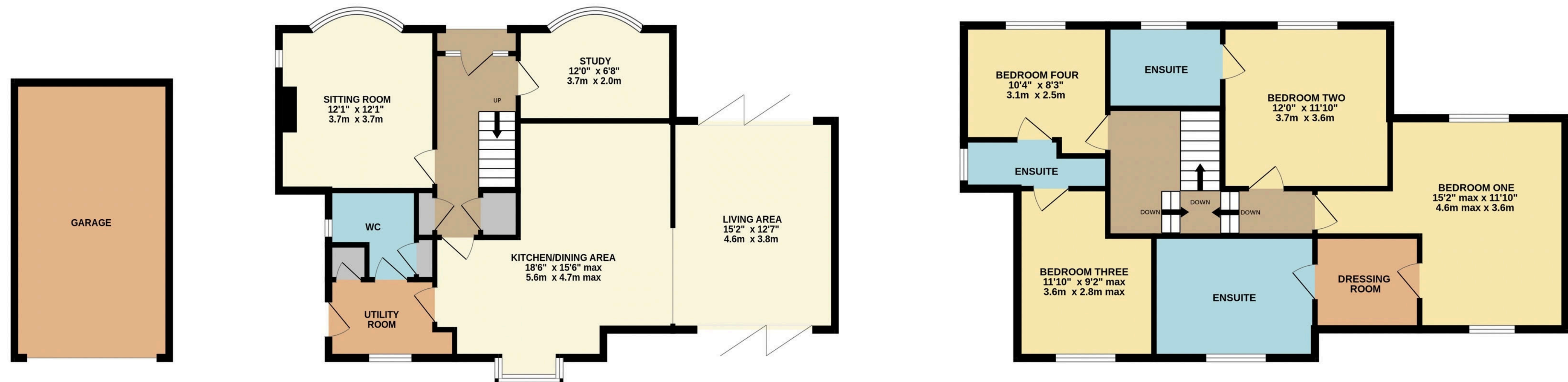
Tenure: Freehold. Council Tax Band: E.

Local Authority: North West Leicestershire District Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1984 sq.ft. (184.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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