



Smiths  
your property experts



# Emmersons Court

Long Street, Belton

- High-quality detached family home
- Small and exclusive development in this pretty village
- Private shared driveway with a single garage
- Open-plan contemporary living space with bi-fold doors
- Four double bedrooms and two bathrooms
- Lawned rear gardens with a seating terrace
- Easy access to Nottingham, Derby and the M1 motorway

## General Description

Smiths Property Experts offer to the market this high-quality detached family home, which is one of four properties in a small and exclusive development in the pretty and well-serviced Leicestershire village of Belton. The property boasts a fantastic specification, constructed with materials including wet piped underfloor heating downstairs and fully glazed bi-fold doors. The kitchen is fitted with Smeg appliances and stone work surfaces. Moreover, the property is equipped with a Verisure alarm system.

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.







## The Property

The property has a spacious internal area of circa 1,500 square feet that spans over three floors. The accommodation consists of four double bedrooms and a modern four-piece family bathroom. The main bedroom has en-suite facilities, as well as a large wardrobe for storage.

As you enter the house, on the ground floor, you'll find a spacious hallway with a WC and oak flooring. From there, you can step into the open-plan living area which includes a sitting room, a snug, and a dining area with built-in seating. The oak flooring continues throughout the area, and there is a feature fireplace with a wood-burning stove. Moving towards the back of the space, you'll find a bright kitchen area with a vaulted ceiling, fully glazed bi-fold doors that provide access to the garden, and a fully-fitted, high-specification kitchen with a centre island, Smeg appliances, a wine cooler, and stone work surfaces.

## Outside

The house is situated behind a private shared driveway, which leads to a large block paved area in front of the garage. The garage is equipped with lighting, power and an electrically operable up-and-over door. To the rear of the house, there are private lawned gardens that have a generous entertaining area.

## Agents Note

The property must be seen to be fully appreciated; this is an excellent opportunity to acquire a high-quality modern home in a well-thought-of village as part of a small and exclusive development.







## Property Information

EPC rating: C

Tenure: Freehold. Council Tax Band: E.

Local Authority: North West Leicestershire District Council.

## Important Information

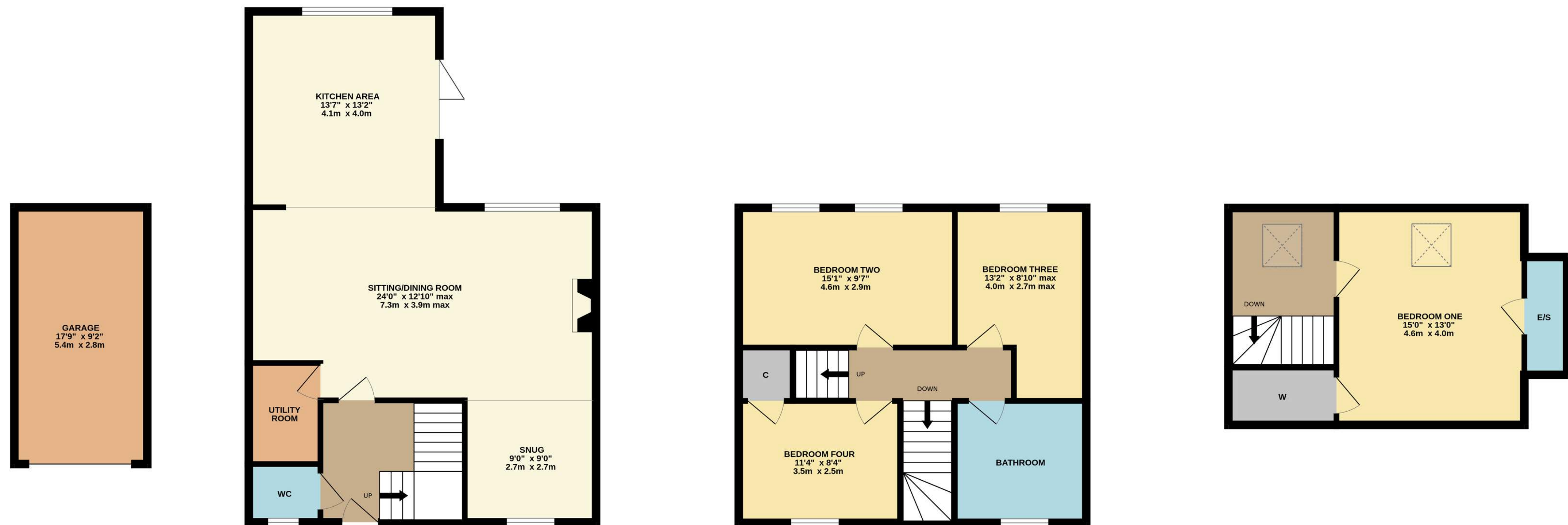
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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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