



**HENDERSON
CONNELLAN**
ESTATE AGENTS

30 Weare Close, Billesdon

3 2 2



“Room To Grow”

Neatly tucked away at the top of the cul-de-sac in the pretty village of Billesdon, this impressive semi-detached property offers room to grow with its generous proportions, three double bedrooms, ample off-road parking, a single garage, and countryside walks are on the doorstep!

Attractive location set in the heart of the highly desirable village of Billesdon which boasts a well-respected primary school, a doctors’ surgery, two pubs, a Post Office and local shop. The property also benefits from convenient driving links to the A47, Leicester and Market Harborough with excellent commuter rail links.

Entrance through the timber front door leading into the inviting entrance hall with laminate flooring, space for coat and shoe storage, and stairs flow up to the first-floor landing.

Spacious living room featuring a large bay window to the front elevation flooding the room with natural light, a feature electric fireplace offering a focal point to the room, and a door through to the kitchen/dining room.

Modern kitchen/dining room with laminate flooring, space for a six-seater dining table and chairs, access to the guest WC and French doors open out to the garden.

The kitchen comprises a host of eye and base level fitted units, roll top work surfaces, a stainless-steel Leisure one and a half bowl sink, an integrated electric double oven, a four-ring gas hob, space for a washing machine, dishwasher and fridge/freezer, and a wall-mounted combi boiler fitted in 2020.

Guest WC with continued laminate flooring and a white two-piece suite.

First floor landing with access to the airing cupboard and a doorway with stairs leading up to the main bedroom.

Two generous bedrooms are situated on the first floor, both benefitting from being double in size with the second bedroom featuring a wall of fitted wardrobes.

Family bathroom comprising vinyl flooring, ceramic tiled walls, and a white three-piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath.

The main bedroom occupies the entire second floor boasting a great size, a window to the front elevation injecting natural light, a host of fitted wardrobes and a fantastic en suite shower room. The en suite comprises attractive vinyl flooring, ceramic tiled walls, and a white three-piece suite to include a double width shower enclosure with a fitted shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door and benefitting from power and light.

Neatly tucked away at the top of the cul-de-sac, the property features a neat and attractive frontage with a hard standing driveway sweeping up to the garage with off road parking for three cars, with a further space in the garage if required. A paved path leads up to the front door and a secure gate leads from the driveway into the rear garden. The rear garden features a paved patio area leading from the rear doors, a lawn area and a decking area situated behind the garage.





- Living Room - 4.83m x 3.66m (15'10" x 12'0")
- Kitchen - 2.95m x 2.11m (9'8" x 6'11")
- Dining Area - 2.95m x 2.44m (9'8" x 8'0")
- WC - 1.75m x 1.32m (5'9" x 4'4") max
- Main Bedroom - 4.75m x 4.14m (15'7" x 13'7")
- En Suite - 2.44m x 2.44m (8'0" x 8'0") max
- Bedroom Two - 4.27m x 2.72m (14'0" x 8'11")
- Bedroom Three - 2.95m x 2.72m (9'8" x 8'11")
- Bathroom - 1.93m x 1.93m (6'4" x 6'4")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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