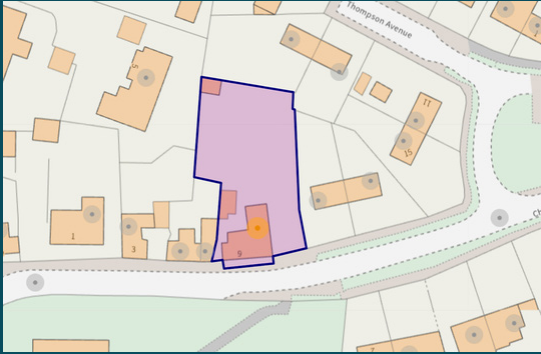




9 Church Street, Belton, Loughborough

Leicestershire, LE12 9UG

MOORE
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Property at a glance:

- Period home
- Huge character
- Quarter acre plot
- Almost 2900 sqft in total
- No upward chain
- Five bedrooms
- Three bath/shower rooms
- Three reception rooms
- Conservatory
- Dining kitchen
- Cellar/basement level
- Beamed features throughout

£699,950 Freehold



An impressive Georgian Period home requiring some modernisation, located in this sought-after North-West Leicestershire village and sat upon a generously proportioned plot of approximately 0.25 acres. The property's accommodation is superbly proportioned and set over four total floors including the basement level and amounting to well over 2800 square feet including five bedrooms, three reception rooms, conservatory, dining kitchen, two bathrooms, shower room and various ancillary rooms. The house has a storied history, once being used as a brewery and is offered with no upward chain.

BELTON

Belton is a charming rural village situated in North-West Leicestershire amidst pleasant open countryside and being ideally placed for access to the University town of Loughborough with its fine range of amenities to include schooling for all ages, shopping and a wide range of recreational pursuits. The village is not far from the small town of Shepshed, in itself close to junction 23 of the M1 motorway and also the A/M42 which gives access to further major centres of employment at Leicester, Nottingham and Derby as well as the West Midlands. Belton itself offers village amenities to include a primary age school, St John the baptist village church, public house and village store.

THE HOUSE

No.9 is a substantial five bedroomed residence which has remained in the ownership of a single family for over half a century and offering accommodation over four floors to include the basement level and totalling close to three thousand square feet in total area. The property is believed to date to the Georgian Period (1714-1830) and is of the typically symmetrical double fronted design of the period. Originally of brick construction and later rendered, the property sits upon a generous plot of approximately 0.25 acres and enjoys far reaching views over countryside at the rear and over the church grounds from the front elevation.



EPC INFORMATION

The property has an EPC rating of 'E' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

HALL

4.53m x 2.14m (14' 10" x 7' 0") With period fanlight door, elegant staircase and balustrade rising to the first floor and storage beneath, electrical installation, tiled floor and radiator with ceiling light point and doors off at either side to the principal reception rooms. Archway at the rear leads to the Artists Studio/Garden room.

LOUNGE

4.87m x 4.55m (16' 0" x 14' 11") Having chimney breast with fireplace and living flame fire inset, cornice to ceiling with light point, two central heating radiators, stripped floorboards and recessed display cabinet plus three fitted bookshelves, uPVC sash cord-style window to the front elevation and additional Georgian bar-style window to the rear.





SITTING ROOM

4.87m x 4.62m (16' 0" x 15' 2") Again with stripped floorboards and fireplace with living flame fire inset, cornice to ceiling and light points, uPVC double-glazed Georgian bar-style sash window to the front elevation, two radiators and door leading rearwards off to the dining/kitchen. Small Additional uPVC double-glazed side window; N.B. This small side window is known as the 'beer window' as the property was at some past time used as a brewery and (as legend tells) the local Vicar would stop at this window to buy his beer on occasion!

DINING KITCHEN

5.60m x 4.68m (18' 4" x 15' 4" max) With the room having a dual aspect having uPVC double-glazed window to side and additional uPVC double-glazed door to the opposite wall. Braced side entrance door to the side porch, beamed ceiling with additional mantle beam to what is presumably a former inglenook fireplace which now provides a recess and storage cupboard with in-built double oven and adjacent wall-mounted central heating boiler. uPVC double glazed door leading rearwards to the conservatory and attendant rooms. Off the kitchen is a useful walk-in pantry with obscure uPVC window and fitted shelves. The kitchen itself is fitted with a matching range of modern gloss-finish base and eye-level units with kickboard heater, space for appliances, four ring hob plus enamel 1 & ¼ bowl sink with drainer and mixer. Staircases off to the basement level and the rear first floor landing.

Basement/Cellar

3.25m x 2.23m (10' 8" x 7' 4") From the kitchen a winding tiled stair case leads downwards to the cellar area, with the stair case leading down to an initial entrance area with raised storage plinth with the main cellar area measuring 3.25m x 2.23m with additional under stairs storage area and tiled floor throughout. Both the stairwell and the cellar space having separate lighting and a raised recess houses the property's gas meter.

GARDEN ROOM/STUDIO

5.35m x 2.64m (17' 7" x 8' 8") With side access door and two large uPVC double glazed windows to the rear elevation, various ceiling light points and two radiators. Formerly used as an artists studio due to the excellent light levels this room would make an excellent home office, playroom perhaps or garden sitting room.

CONSERVATORY

2.66m x 2.21m (8' 9" x 7' 3") Of uPVC double-glazed instruction with tiled floor continuing through from the kitchen, bi-fold doors to rear, separate access door to side and opening top-lights. Wall light point and door off to a storage cupboard ideal for housing upright fridge/freezer or other storage. An additional door leads off to:

GROUND FLOOR SHOWER ROOM

1.98m x 1.79m (6' 6" x 5' 10" max) With corner-mounted WC, wash-basin to wall and shower tray to recess with curtain in white finish, with tiling, electric shower, tiled floor and wall-mounted heater plus extractor fan and obscure uPVC double glazed window to the side elevation.

SIDE PORCH

2.46m x 1.92m (8' 1" x 6' 4") Of mainly timber construction with brick/block base and glazed to three sides - perhaps the obvious day-to-day entrance and leading directly to the kitchen.

MAIN FIRST FLOOR LANDING

4.59m x 2.19m (15' 1" x 7' 2") Accessed by way of aforementioned staircase from the entrance hall and itself having a further staircase rising to the second floor accommodation. uPVC double-glazed Georgian bar window to the property's front elevation, ceiling light point and doors off at either side to the following two rooms:

MASTER BEDROOM

4.84m x 4.62m (15' 11" x 15' 2" max) uPVC double-glazed Georgian bar-style sash cord window to front elevation overlooking the church grounds and additional complementary window to rear affording far reaching countryside views. Chimney breast to the side wall, coved ceiling with light point. Central heating radiator and bi-folding door off to:









EN-SUITE SHOWER ROOM

2.02m x 1.56m (6' 8" x 5' 1") With WC, pedestal washbasin and quadrant shower cubicle with electric shower, coved ceiling, extractor fan, light point and chrome-finish electrically operated towel rail.

BEDROOM TWO

4.89m x 4.62m (16' 1" x 15' 2") uPVC double-glazed Georgian bar-style sash cord window to the property's front elevation, central heating radiator, ceiling light point, additional reading lights, door off at the rear leads to:

LOBBY

With double doors leading to storage at the side and open-way with single step down leading to:

REAR LANDING

2.47m x 1.59m (8' 1" x 5' 3") With beamed ceiling and light point, staircase which leads down to the dining kitchen and doors off to the following two rooms:

STUDY/BEDROOM 5

3.03m x 2.17m (9' 11" x 7' 1" min) With central heating radiator, beamed ceiling with light point and uPVC double-glazed window to the property's rear elevation affording views over the property's garden. Recess with open-tread timber loft ladder leading up to a semi-open loft space which has lagged insulation, boarding for storage and a fluorescent strip light point.

FAMILY BATHROOM

4.73m x 1.99m (15' 6" x 6' 6") Dimensions include shower recess. uPVC double-glazed window to the side elevation and additional four-piece suite including wash-basin, bidet, WC and panelled bath. 'Airing' cupboard with linen shelving and hot water tank, central heating radiator, beamed ceiling with light points and wall-mounted electric heater.

SECOND FLOOR LANDING

4.73m x 2.17m (15' 6" x 7' 1") With ceiling light point and uPVC double-glazed Georgian bar-style sash window to front, electric storage heater and doors off to the following two rooms:

BEDROOM THREE

4.77m x 4.57m (15' 8" x 15' 0") The room again having a dual aspect with sash style uPVC Georgian bar window to front which overlooks the village church grounds with an additional Georgian bar uPVC double-glazed window to rear which affords stunning views to open countryside beyond the village.









BEDROOM FOUR

4.90m x 4.76m (16' 1" x 15' 7") Dimensions include recesses. uPVC double-glazed sash style Georgian bar-style window to the front elevation with views over the church grounds, ceiling light point.

COUNCIL TAX BAND

The property has a council tax rating of 'F' via North West Leicester District Council.

GARDENS

The property's gardens are accessed via the right hand side of the property past the coach-house style entrance way, and are of a generous size, comprising most of the property's total plot of one quarter acre and interspersed with mature shrubs, plants and trees including walnut, fig, blackthorn, weeping willow, cherry, damson, yew, apple and quince surrounding the lawn areas.

OUTBUILDINGS

Within the rear garden are several outbuildings which include a GARAGE (5.05m x 4.75m (16' 7" x 15' 7") constructed of brick, block and granite walls with timber framed roof and frontage. There is electric light and power although requires some improvement to the areas of timber. WORKSHOP/STORE - 3.05m x 1.85m (10' x 6' 1") - With access door leading to the garden. GREENHOUSE - to the left side of the plot and POTTING SHED - situate to the rear left hand corner of the site.

SOLAR PANELS

The south-facing roof of this property has 17 PV solar panels which generate electricity through the day. (FURTHER INFO REQUIRED)

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR & PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Any included dimensions, unless specifically stated are maximums. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

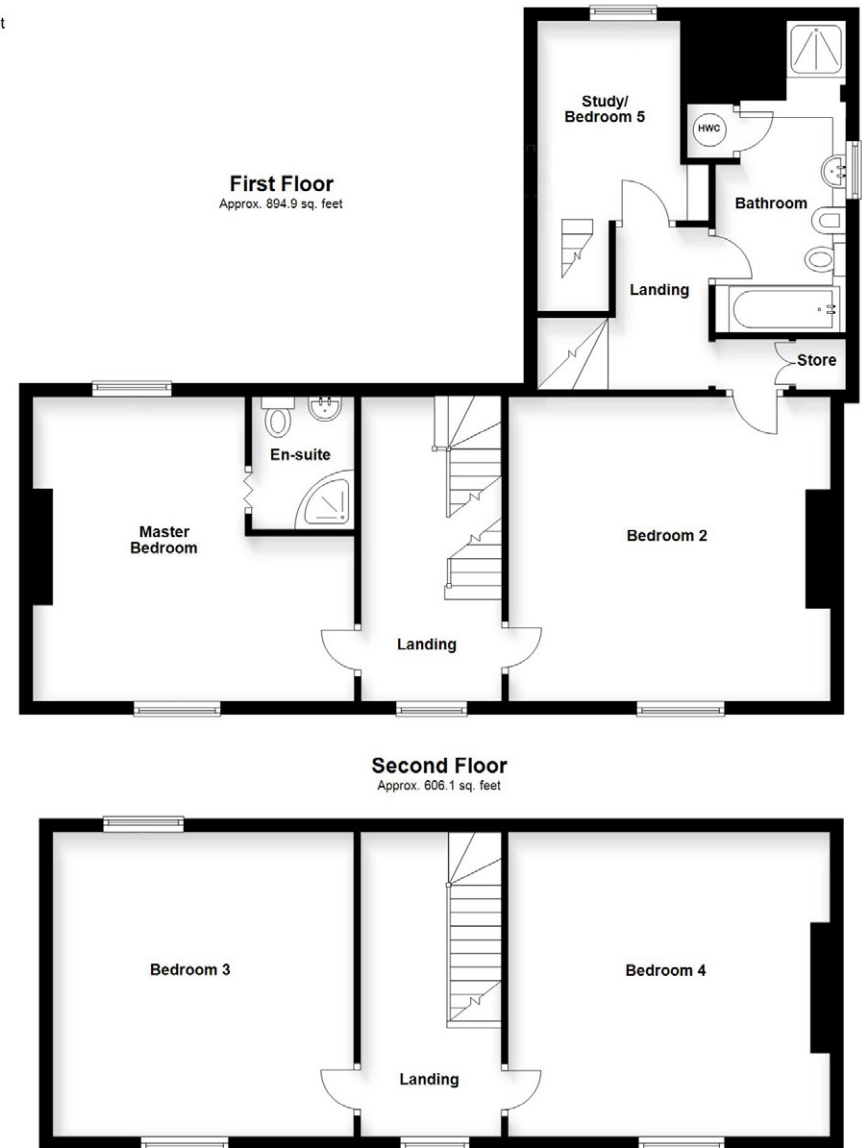
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing.

Total area: approx. 2864.4 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

