

# Sinclair



8 The George Courtyard Market Place, Belton

Loughborough

£195,000

# 8 The George Courtyard Market Place

Belton, Loughborough

*OFFERED WITH NO UPWARD CHAIN* "The George" Market Place Belton, is a stunning redevelopment of a former public house and hotel believed to date back to 1753. The process of conversion was driven by desire to retain the very best of the original building whilst wishing to provide modern and contemporary interiors. The result is a development which is sympathetic to the past, as evidenced by the wealth of original features which remain, but very much of the 21st century as attested by the high specification finish.

We are advised by the vendors that the property is held freehold with a £22.50 monthly charge for the upkeep of communal/ garden areas.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Vaulted Landing With Exposed Beams
- Two Bedrooms
- Pleasant Courtyard Setting
- Off-Road Parking
- Open-Plan Ground Floor
- Village Setting



### Lounge/Diner

13' 4" x 15' 5" (4.06m x 4.70m)

Entered via a timber framed double glazed front door with adjacent timber framed double glazing to either side, having exposed timber beam, timber effect laminate flooring, stairs ascending to the first floor landing and opening into the kitchen.

### Kitchen

13' 4" x 7' 4" (4.06m x 2.24m)

Inclusive of an attractive range of wall and base units finished in an oak effect, rolled edge work surfaces, sink and drainer unit with flexi-hose mixer tap, having tiled splash back, four ring gas hob with extractor hood over, having electric oven and grill. Also benefiting from an integrated fridge and freezer, exposed timber beam, timber framed double glazed window to front, having ceramic tiled flooring and a concealed gas fired central heating boiler.

### Cloakroom/ WC

Comprising a low level push button WC, pedestal wash hand basin with extract fan and finished in decorative tile effect vinyl flooring.

### Landing

Stairs rising to the first floor landing enjoy a vaulted ceiling with king truss timber beam with timber framed double glazed Velux skylight to the rear elevation and granting access to two double bedrooms and the family shower room inclusive.

### Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m)

Having timber framed double glazed window to front and exposed timber beams.



**Bedroom Two**

13' 5" x 7' 7" (4.09m x 2.31m)

Having exposed timber beam and timber framed double glazed window to front.

**Shower Room**

4' 6" x 6' 4" (1.37m x 1.93m)

This three piece white suite comprises a corner walk in shower enclosure with thermostatic mixer tap with drencher shower over, low level push button WC, vanity wash hand basin with tiled splash backs, chrome heated towel rail, extractor fan, inset down lights, exposed timber beam, timber effect laminate flooring and having a timber framed opaque window to the front elevation.





### **FRONT GARDEN**

The area outside the entrance door forms part of the communal grounds but has been maintained and used exclusively by the residents of no 8 for a few years. Stoned area providing outdoor seating and low maintenance area for pot plants.

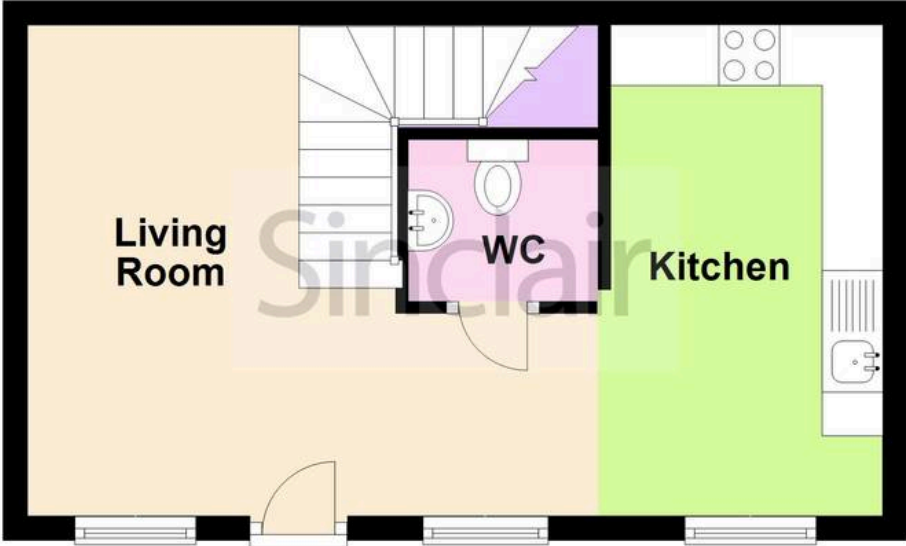
### **ALLOCATED PARKING**

1 Parking Space

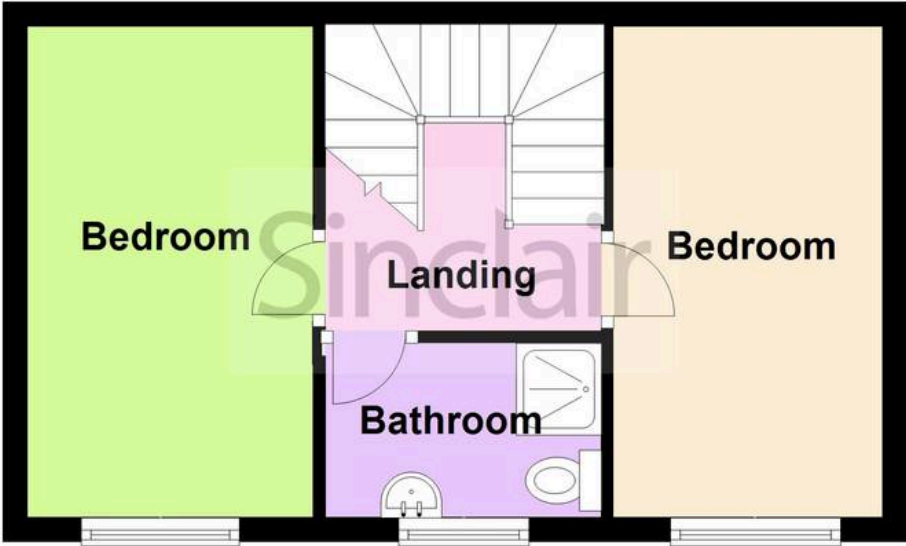
The property also benefits from allocated off road car standing with additional visitor parking.



**Ground Floor**



**First Floor**





## Sinclair Estate Agents

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