



22 Weare Close, Billesdon
£350,000


**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

22 Weare Close

Billesdon, Leicester

No Upward Chain | Extended three-bed semi in Billesdon cul-de-sac with modern kitchen, spacious living, stylish bathroom, rear garden, driveway parking, and easy access to village amenities and transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

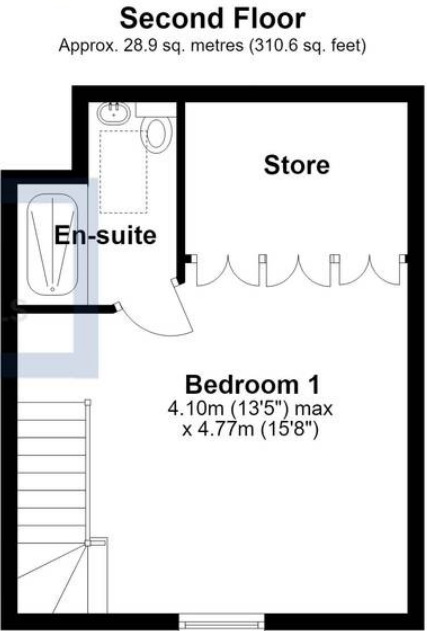
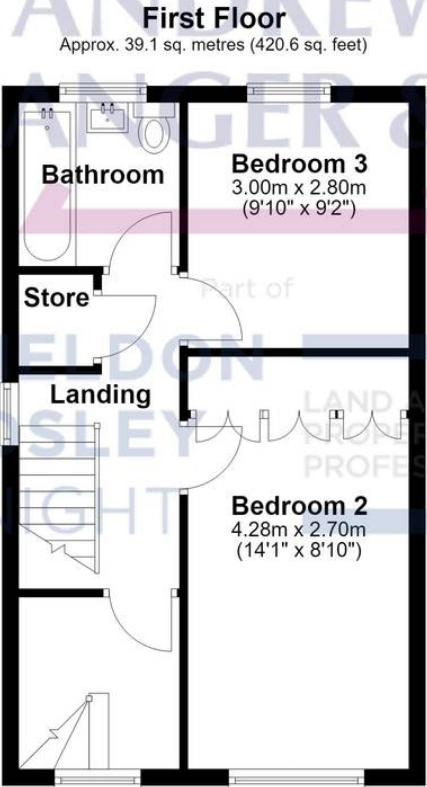
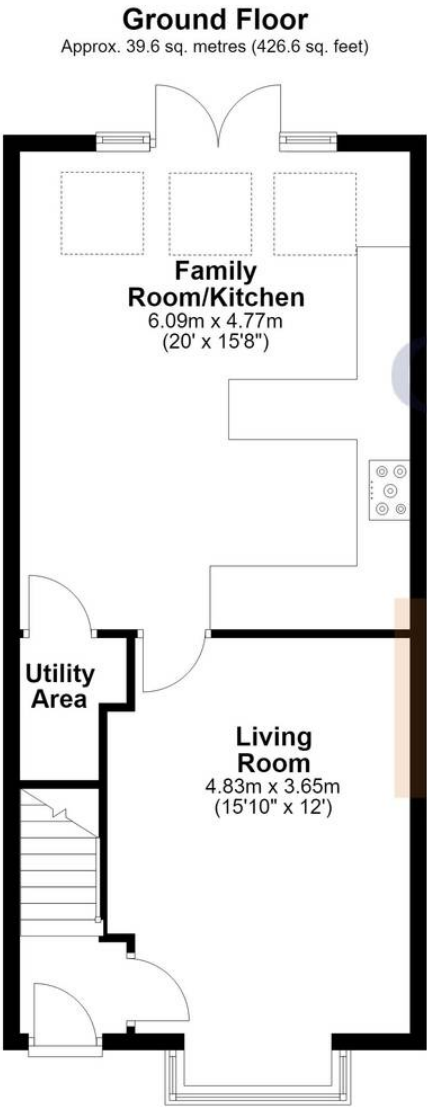
- No Upward Chain
- Extended Semi-Detached Family Home in a Quiet Cul-de-Sac Setting
- Spacious Dual-Aspect Living Room with Excellent Natural Light
- Modern Open-Plan Kitchen/Dining Room Ideal for Family Living
- Driveway Providing Off-Road Parking for Multiple Vehicles
- Double Glazing and Gas Central Heating Throughout
- Situated Within the Highly Regarded Village of Billesdon
- Easy Access to Leicester, Market Harborough and Oakham via the A47
- Excellent Village Amenities Including Primary School, Shops, Pubs and Countryside Walks
- Ideal Family Home Combining Village Charm with Modern Convenience







DISCLAIMER
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Total area: approx. 107.6 sq. metres (1157.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

Sheldon Bosley Knight, 41c The Parade, Oadby - LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.