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A Modern Estate Agent



5 Church Street, Belton, LE12 9UG

£280,000

A beautifully presented double-fronted character cottage situated in the heart of the sought-after village of Belton, offering three bedrooms, a superb open-plan kitchen dining room and a charming lounge with log burner. Benefitting from private gardens and available with NO UPWARD CHAIN, this delightful home combines period charm with modern living.

Summary

Situated in the heart of the highly desirable village of Belton, this charming double-fronted character cottage presents a rare opportunity to acquire a beautifully maintained home offered to the market with NO UPWARD CHAIN. Combining period appeal with tasteful modern updates, the property enjoys an enviable position within this sought-after village setting.

The accommodation is warm and inviting throughout, beginning with a spacious and naturally bright sitting room featuring dual sash windows and an attractive log burning stove creating a superb focal point. Stairs rise to the first floor from the lounge, while a door provides direct access to the landscaped rear garden.

To the rear of the property is an impressive open-plan extended kitchen dining room designed with both practicality and entertaining in mind. A partially vaulted ceiling with skylights enhances the sense of space and light, whilst French doors open seamlessly onto the garden. The kitchen itself is fitted with an excellent range of storage and integrated appliances, complemented by attractive oak flooring and ample room for dining.

The first floor offers three well-proportioned bedrooms, with two enjoying pleasant views towards the nearby church and the third benefitting from outlooks across surrounding countryside. A stylishly updated shower room completes the accommodation, fitted with a contemporary walk-in shower, rainfall fitting and vanity storage.

Externally, the rear garden has a private and low-maintenance outdoor space complete with a decking area, ideal for relaxing or entertaining and offering a good degree of privacy. There is on street parking to the front of the home.

Belton remains one of the area's most favoured villages, offering a strong sense of community alongside a range of local amenities and excellent transport connections to nearby towns and major road networks. Early viewing is highly recommended to appreciate the charm, presentation and location of this delightful cottage.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only

a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

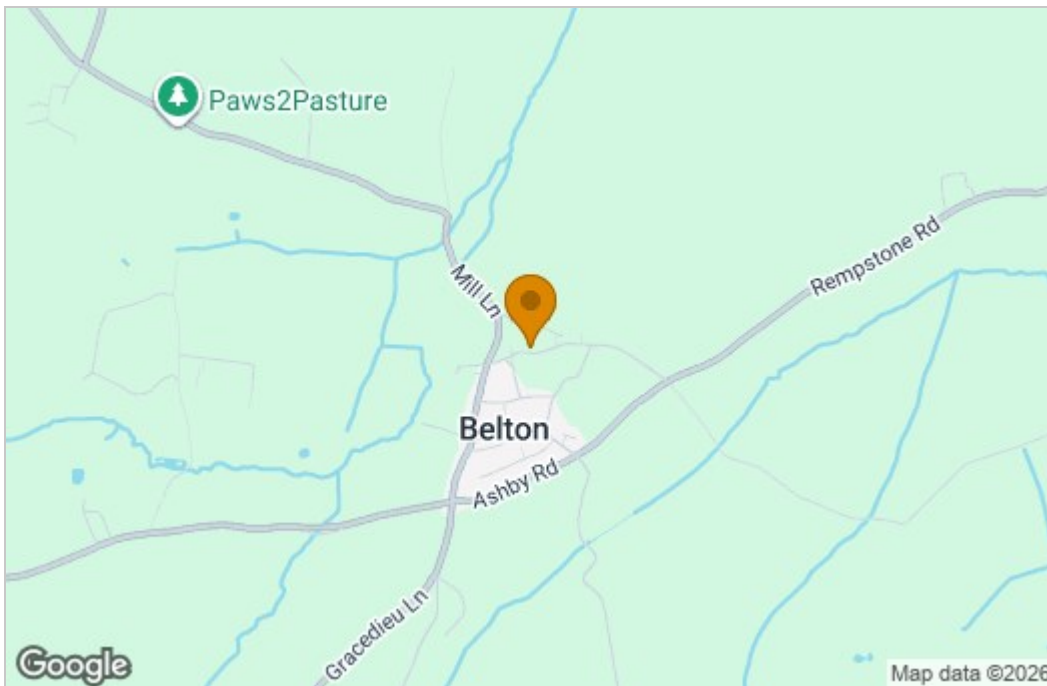
Floor Plan




Church Street, Belton
Internal Square Footage: Approx 775 sq.ft

Holders

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk