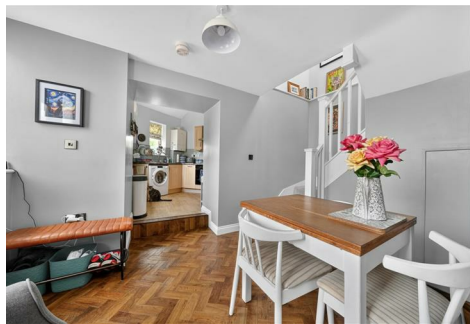


# Holderr

A Modern Estate Agent



9 The George Courtyard Market Place, Loughborough, LE12 9GR

£199,950

A beautifully presented two-bedroom character cottage forming part of the historic George Courtyard development in the sought-after village of Belton, offering charming accommodation with exposed beams and modern finishes throughout. Benefitting from allocated parking and excellent commuter links to the M1 and surrounding towns and villages, this unique home is ideal for first-time buyers, downsizers or investors.

## Summary

Nestled within the attractive and historic conversion of The George in the heart of the highly regarded village of Belton, this charming two-bedroom property beautifully combines period character with modern convenience, creating an ideal home for first-time buyers, downsizers or investors alike.

Occupying a delightful courtyard setting dating back to the mid-18th century, the property enjoys a unique sense of character and community whilst offering well-presented accommodation throughout. The welcoming entrance hall also provides space for dining and leads through to a comfortable lounge, ideal for relaxing and entertaining. The fitted kitchen is thoughtfully designed with a range of integrated appliances and offers a practical yet stylish space for everyday living.

To the first floor are two bedrooms and a contemporary shower room finished to a high standard, complete with underfloor heating. The principal bedroom is particularly impressive, showcasing exposed original beams which add warmth and charm while reflecting the rich heritage of the building.

Externally, the property benefits from an allocated off-road parking space within the courtyard development. Designed for low-maintenance living, the home is perfectly suited to those seeking character accommodation without the upkeep of a large garden.

Belton remains one of the area's most desirable villages, offering a wonderful blend of countryside surroundings and excellent local amenities including a village shop, public house and restaurant, doctors' surgery, village hall and junior school. The property is also exceptionally well placed for commuters, with easy access to the M1, A42 and nearby centres including Loughborough, Ashby-de-la-Zouch and Leicester.

A rare opportunity to acquire a beautifully maintained character home within a sought-after village setting, early viewing is highly recommended.

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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

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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.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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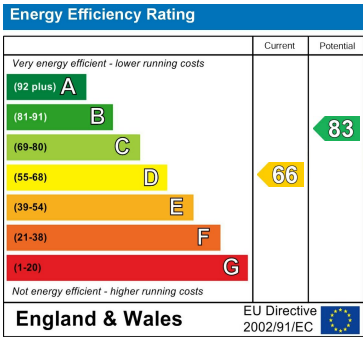
Floor Plan



Area Map



Energy Efficiency Graph



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