

6 Hanbury Gardens  
Church Langton  
Leicestershire  
LE16 7YJ

£340,000

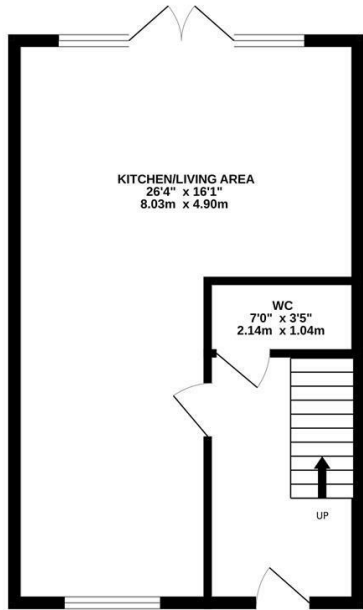


OSCAR JAMES

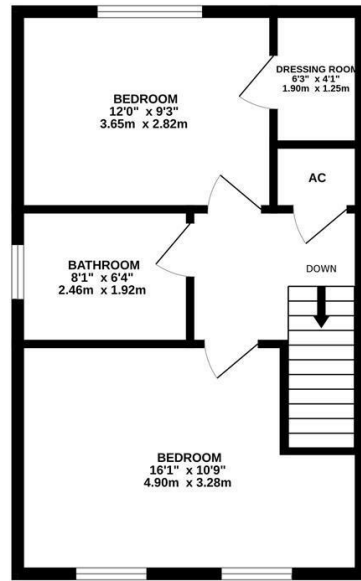
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# FLOOR PLANS

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



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## WHAT'S GREAT?

This stunning home constructed in 2022 is located on the very popular Hanbury Gardens built to a very high specification by the award winning Langton Homes. The property is highly insulated and benefits from a very high energy efficiency aided by the air source heating system providing under floor heating throughout.

The spacious accommodation throughout provides a flexible layout and briefly comprises entrance hall with guest WC and stairs rising to the first floor, open plan reception area incorporating the kitchen, dining area and sitting room. The bespoke Alexander Lewis kitchen features a range of built in high end Miele appliances, Konigstone worktops and Quooker tap. To the first floor you will find the principle bathroom with three piece suite and two generously sized double bedrooms, one of which boasts a walk in wardrobe/dressing room.

Outside the property there are landscaped gardens to front and rear with a driveway providing off road parking 2-3 cars, electric charging point and side access to the rear garden which

can be found predominantly laid to lawn with a paved patio area and further patio to the rear of the garden. Additional features to the garden include a power supply, water supply and planning permission for a garden office to be erected.

Church Langton as a village is very well regarded and features amenities such as a well-supported community hall, sought after primary school, The Langton Arms pub/restaurant, and preschool/kindergarten. There are many useful transport links nearby with easy access to market towns such as Market Harborough and Melton Mowbray along with road links for the M1, M6 & A14. Market Harborough Train Station is just under 5 miles away and provides a direct access link to London St Pancras Train Station in under an hour.

...expect excellence



# SELLER'S SECRET

What drew me to the house was the location and the exceptional build quality of Langton Homes with such a high specification finish.



## Why we like it....

The high specification of this fantastic two bedroom home is fantastic but it also boasts many other benefits for today's world in making the house more efficient including electric charging point, highly insulated, and underfloor heating serviced via the air source heating system.

To buy or not to buy....

# OSCAR JAMES

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