

Magnolia House West Langton
Road
West Langton
LE16 7TY

£580,000



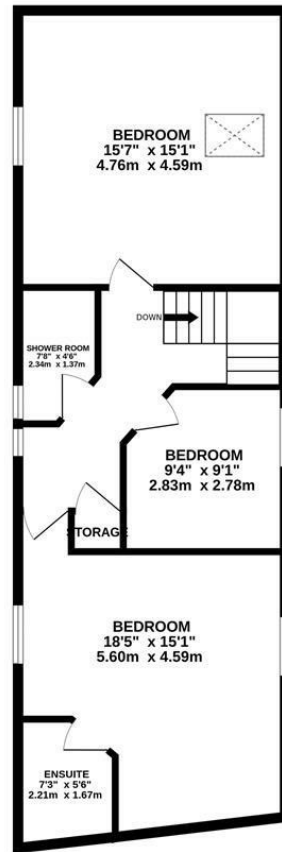
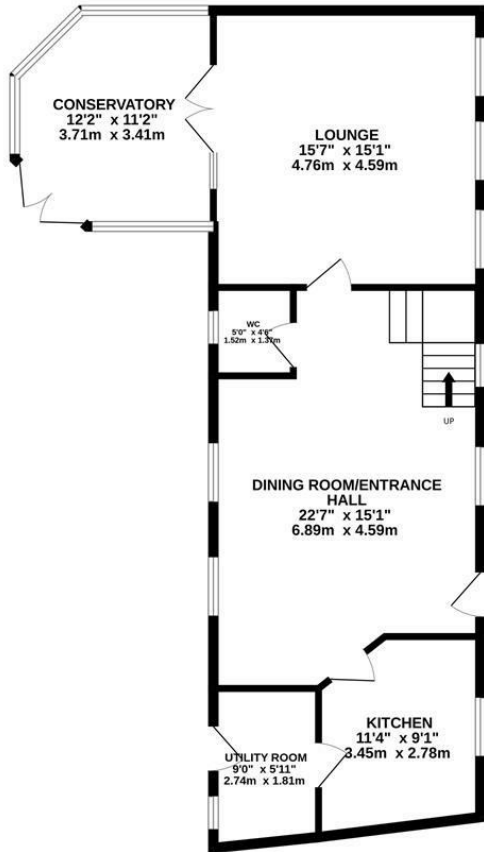
OSCAR JAMES

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FLOOR PLANS

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (140.9 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 purchasers. 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?

*** CHECK OUT OUR VIDEO TOUR***

Magnolia House is a charming mews property, with three double bedrooms and well-presented accommodation, located in a private courtyard in the grounds of the highly desirable West Langton Hall.

This Grade II Listed property is finished to a high standard throughout, with many period features such as exposed timber beams. The spacious and light filled accommodation features reception rooms creating a comfortable, welcoming environment and comprising sitting room featuring exposed brickwork and timbers, and an open fireplace, with French doors leading to the splendid conservatory. There is a large dining hallway, with wooden parquet flooring, while the kitchen has a range of fitted bespoke wooden storage units to base and wall level, and space for all of the necessary appliances. To complete the ground floor you will find a utility room and guest cloakroom. Upstairs you can expect to see a family bathroom and three generous double bedrooms, with the principal bedrooms benefitting from an en-suite bathroom.

Outside

The property sits within the stunning private grounds of Langton Hall, with its driveway leading through beautiful gardens and parkland to the courtyard's entrance. There is resident parking outside the courtyard, while the property also has its own double garage, accessed to the rear of the garden and benefitting from private parking for 3-4 cars. The pretty rear garden has been well maintained and landscaped mostly laid to lawn, with colourful border flowerbeds and established shrubs and trees.

An annual service charge of approximately £900 is payable to the Langton Hall Management Company of which the purchaser will be a shareholder

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SELLER'S SECRET

I have thoroughly loved living in this setting, its so peaceful and tranquil. There are some lovely walks across Leicestershire countryside nearby and some fabulous pubs too.



Why we like it....

We feel this is quite a rare property with a great amount of accommodation on offer with a beautiful location to match, there is not much to not like and would recommend a viewing to appreciate all that is on offer.

To buy or not to buy....

OSCAR JAMES

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