

Alexanders



Church Lane

Hungarton





Church Lane

Hungarton

- Three good sized bedrooms
- Attractive barn conversion
- South facing gardens, with open views
- Located in a picturesque village
- Character features throughout
- Gated driveway and courtyard
- Large detached barn
- EPC Rating D / Council Tax Band E / Freehold

General Description

Located on in the picturesque village of Hungarton, The Barns is an attractive barn conversion located on Church Lane.

The property is well presented throughout, benefitting from spacious rooms with character features such as log burners, exposed beams and brickwork.

The accommodation comprises of an entrance hallway, study/reception room, farmhouse style kitchen and large sitting room with double doors opening out onto the garden. Off the kitchen is a conservatory with open views over the garden and open countryside beyond. There are three good sized bedrooms, one with an ensuite shower room and a family bathroom.

To the outside, the property is accessed by a driveway leading to a paved courtyard with ample space for multiple vehicles. There is a large detached barn, with potential for storage/garage.

The south facing rear gardens are laid mainly to lawn with well stocked flower beds and a paved patio area benefitting from views over the countryside. The property also boasts beautiful views of the local church tower from the bottom of the garden.





Location

Hungarton is a small village within the county of Leicestershire with a thriving local community to include an active church and village hall which hosts many local events for the community. There is also a public house which is well known for its quality food. There are well regarded primary schools in the neighbouring villages of Houghton on the Hill and Barkby and the nearest secondary schools are located in Oadby.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

Tenure

Freehold.

Local Authority

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG (Tel: 01858 828282). Council Tax Band E.

Services

We are advised that mains electricity, water, and drainage are connected. The property has oil central heating.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



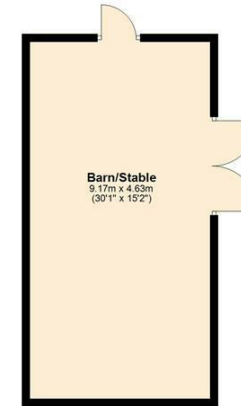


Ground Floor
Approx. 157.1 sq. metres (1691.2 sq. feet)



Total area: approx. 199.6 sq. metres (2148.2 sq. feet)

Outbuilding
Approx. 42.5 sq. metres (457.0 sq. feet)



Viewing by appointment only

Alexanders

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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.
General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



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