



Shangton Road, Tur Langton, LE8 0PN



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Property Description

Built in 2015 by award winning developers, Langton Homes, this three-storey mid-terrace property is finished to a good specification and is situated in the highly desirable South East Leicestershire village of Tur Langton.

The property enjoys a high specification to include double glazed sash windows throughout, under-floor heating to the ground floor, quality fittings and sanitaryware. The accommodation comprises an entrance hall with engineered oak flooring and stairs leading off to the ground floor cloakroom comprising a wash basin and wc. A connecting door leads through to the L shaped living kitchen area with engineered oak flooring, bi-fold doors giving direct access and views over the rear garden, wood burning stove, kitchen area fitted with double oven, gas hob with hood above and integrated fridge/freezer and dishwasher, breakfast bar and window to front elevation.

On the first floor, the landing has a linen cupboard with plumbing for washing machine, two bedrooms and a bathroom with three piece suite. To the second floor the principal bedroom has skyline windows to the rear, en-suite shower room and walk-in dressing room.

Externally, there is parking for up to two vehicles to the side of the property, off the rear garden which is set across two levels with artificial lawn, patio area and summer house which has power connected. All of which is enclosed by timber fencing which offers a good degree of privacy.

The highly desirable south east Leicestershire village of Tur Langton has a fine local pub with restaurant, and a village hall, and is surrounded by beautiful open countryside with numerous scenic walks. The nearby village of Kibworth has excellent day to day amenities, and the thriving town of Market Harborough offers more comprehensive shopping and supermarket facilities, bars, restaurants and leisure centre. There is a reputable primary school in the nearby village of Church Langton.





Key Features

- South Leicestershire Village Location
- Three Bedrooms
- Two Bathrooms
- Living Dining Kitchen Area With Quality Built-In Appliances
- Two First Floor Bedrooms & Bathroom
- Second Floor Principal Bedroom With En-Suite Shower Room & Dressing Room
- Car Standing
- Low Maintenance Rear Garden With Timber Summer House

£389,000



Approximate Gross Internal Area
 150.4 sq. m. (1617 sq. ft.)
 Summer House At 8.4 sq. m. (90 sq. ft.)
 Total 119.4 sq. m. (1286 sq. ft.)



Summer House
 Floor Area 8.4 sq.m. (90 sq.ft.) approx



Ground Floor
 Floor Area 42.7 sq.m. (460 sq.ft.) approx

First Floor
 Floor Area 42.7 sq.m. (460 sq.ft.) approx

Second Floor
 Floor Area 25.6 sq.m. (276 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
 Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - B

Tenure - Freehold

Council Tax Band -

Local Authority
 Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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