



**Rushes Lane, Lubenham, LE16 9TN**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
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# Property Description

A detached family home occupying a plot of 0.7 acres situated in this desirable position in the village of Lubenham. The property comprises a spacious entrance hallway with galleried landing above and oak timber floors, spacious sitting room with wood burning stove set on raised hearth with timber mantle, recessed ceiling lighting, oak flooring, window to front. This opens through to a dining area which boasts a vaulted ceiling, continuation of timber floors, bi-fold doors giving direct access to the courtyard area. The recently refitted kitchen boasts a range, Shaker style sage coloured units with integrated electric oven, gas hob with hood above, enamel sink with drainer, timber work surface, window to front elevation, tiled floor with decorative inserts and a utility area off. The ground floor cloakroom comprising wc, wash hand basin with vanity unit, tiled floor and extractor fan, the dining room/family room has a tiled floor, access to the garage, recessed ceiling lighting, and connecting door to garage. On the first floor, galleried landing, principal bedroom with exposed ceiling timbers, deep window to rear elevation, step-in wardrobe and en-suite cloakroom comprising wc and wash hand basin. Bedrooms two and three both have feature sloping ceilings with exposed timbers, recessed ceiling lighting, windows to front elevation. The family bathroom is fitted with a free-standing claw foot bath, close coupled wc, wash basin with vanity cupboard below, corner shower unit, exposed timber floors and a window to the front elevation. Outside, directly in front of the living room is a gravelled and paved patio area which is enclosed by an attractive brick wall with circular insets with views over the garden land to the front which is well stocked with a variety of mature trees and is enclosed by a laurel hedge. We understand that this part of the garden land is protected against any future development. Car standing is off the shared driveway in a courtyard.







## Key Features

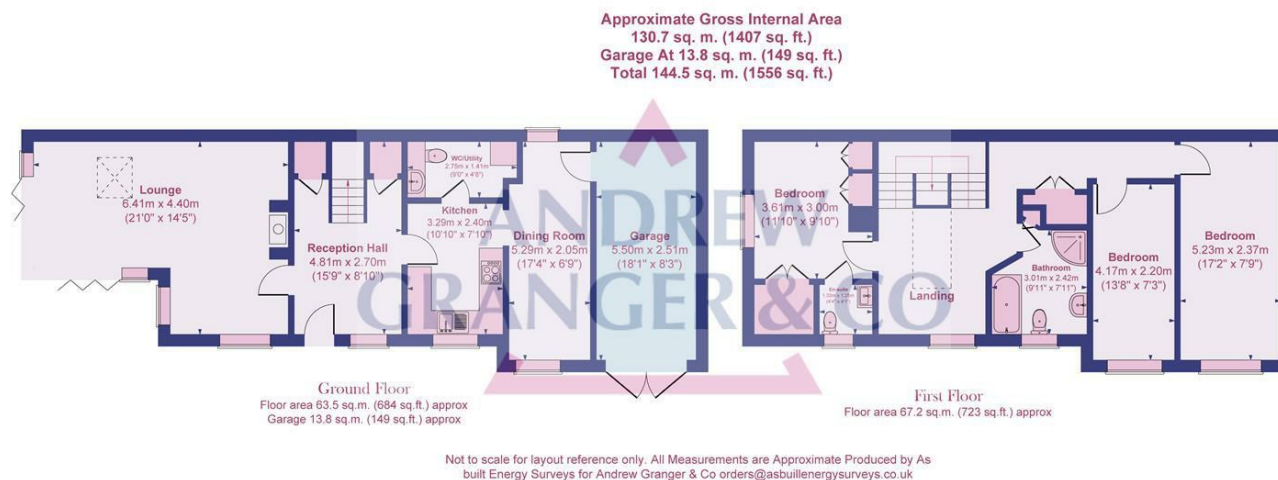
- Detached Village Home
- Reception Hallway, Cloaks w/c
- Lounge With Wood Burning Stove and Direct Access to Rear Garden
- Modern Kitchen with Shaker Style Units and Built in Appliances
- Dining Room/Family Room
- Principle Bedroom with En-Suite Cloaks w/c
- Two Further Bedrooms and Family Bathroom
- Car Standing and Integral Garage
- Substantial Garden Area and Private Courtyard

**Price Guide**  
**£499,000**









EPC Rating -

Tenure - Freehold

Council Tax Band - E

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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on 01858 431315

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