



**Church Lane, Church Langton, LE16 7SX**

**ANDREW  
GRANGER & CO**

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**SHELDON  
BOSLEY  
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LAND AND  
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# Property Description

We are pleased to be offering for sale this period village cottage, that has been in the same families ownership for over forty years. the property has planning consent for a first floor extension and partial garage conversion (Planning reference 25/00225/FUL).

Situated in the highly sought after area of the " Langtons" surrounded by stunning Leicestershire countryside and enjoying views towards the village church, the property lies just 5 miles from the thriving town of Market Harborough. The market town has an excellent range of everyday facilities.

Church Langton has a popular primary school and pub. Communications are excellent , with the A6 trunk road nearby, connecting Leicester and Market Harborough and the M1 is accessible to the West of Leicester via junction 21 through to Junction 22. From both Leicester and Market Harborough mainline railway stations with London St Pancras International. The latter taking just an hour.







## Key Features

- Period Village Home In Sought After Village Location
- Planning Consent For A First floor Extension & Partial Garage Conversion.
- Entrance Hallway
- Bespoke Fitted Kitchen with Aga
- Formal Dining Room
- Living Room
- Three First Floor Bedrooms
- Car Standing, Garage
- Front Garden, Rear Courtyard.
- View Of The Local Church

**Offers Over  
£320,000**



Approached from the entrance hallway is the kitchen which is fitted with a bespoke range of base units with a complimentary natural timber worktop, a deep enamel white sink, two oven Aga, a tiled floor and wall mounted display unit with cup holders and a further glazed pine wall mounted unit. There is a window to the front and a door to the rear courtyard.

The bright and airy dining room has a wood effect flooring, fireplace with surround and an inset wood burning stove, French door to the garden and also enjoys views towards the church. There is a connecting door through into the living room which has the continuation of the wood effect flooring, sealed fireplace, staircase to the first floor and a window to the side.

A staircase leads to a half landing with the bathroom off, that is fitted with a white suite comprising of a bath with shower over, pedestal wash hand basin, w/c, window to rear.

The central landing gives access to the three bedrooms, there is loft space that offers the opportunity to extend over the garage (STP).

Outside approached down the unadopted lane is a driveway that in turn leads to a hard standing area for up to 4 cars, this in turn leads to the garage which has twin timber doors.

The garden sits to the front of the property with established shrubs a shaped lawn and a post and rail fence, there is also a small courtyard to the rear of the kitchen.









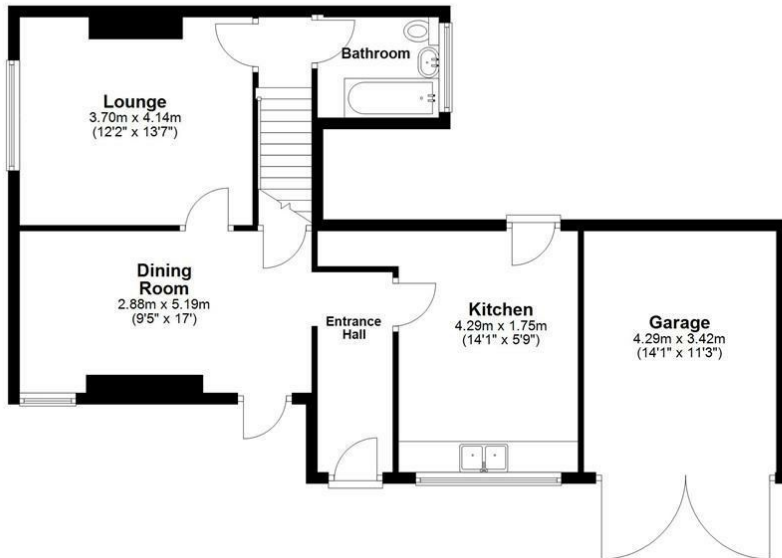




# Floorplan

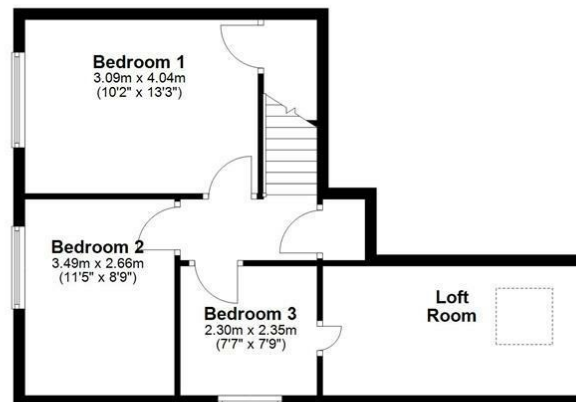
## Ground Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



## First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 113.3 sq. metres (1220.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating -

Tenure - Freehold

Council Tax Band - C

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





To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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