



**Grange Lane, Thorpe Langton, Nr Market Harborough, LE16  
7SD**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
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# Property Description

The property comprises an individually designed 3/4 bedroomed detached home of character, occupying a sunny corner plot, within the highly sought-after Welland Valley village of Thorpe Langton. The versatile, split-level accommodation is approached via an impressive entrance hall with high vaulted ceiling, fitted breakfast kitchen with terracotta flooring, dining room with tall picture windows overlooking the gardens,. The living room has a feature open fireplace, and a conservatory off that looks over the garden. The principal bedroom has a fitted dressing room and en suite bathroom. Off the main hall, there is the family bathroom, with a staircase rising to a galleried landing with storage cupboards off and a double bedroom with high pitched ceiling. To the lower level off a hallway is bedroom 3 and a games room/bedroom 4. Outside is a delightful walled garden enjoying a sunny aspect, brick store, greenhouse and a raised BBQ patio area located above the double garage, having off-road parking to the front. In all about 0.15 acres.







## Key Features

- Detached split level home of character
- Welland Valley village
- 2 reception rooms and conservatory
- Breakfast kitchen
- Principal bedroom with patio doors to garden
- En suite dressing room and bathroom
- 2/3 further bedrooms
- Family bathroom
- Double garage and parking
- Delightful walled gardens with sunny aspect

**Price Guide**  
**£675,000**



An individually designed 3/4 bedroomed detached home of character, occupying a sunny corner plot, within the highly sought-after Welland Valley village of Thorpe Langton.

The versatile, split-level accommodation is approached via an impressive entrance hall with high vaulted ceiling, fitted breakfast kitchen with oak fronted units and terracotta flooring, dining room with tall picture windows overlooking the gardens, spacious lounge with feature open fireplace, and French double doors leading through to a conservatory enjoying views over the gardens.

The principal bedroom also has double doors leading out to a patio area, and has a fitted dressing room and en suite bathroom with 5 piece suite.

Off the main hall, there is the family bathroom, with a staircase rising to a galleried landing with storage cupboards off and a double bedroom with high pitched ceiling. To the lower level off a hallway is bedroom 3 and a games room/bedroom 4.

Outside is a delightful walled garden enjoying a sunny aspect, together with brick store and greenhouse. Located off the breakfast kitchen is a raised patio area, ideal for BBQ's. Approached via a driveway is a double garage with remote control up and over door.

#### **LOCATION**

The picturesque village of Thorpe Langton is surrounded by some of south east Leicestershire's most attractive open countryside within the renowned Welland Valley area, and lies only some 3.5 miles north of the thriving town of Market Harborough with its mainline rail services to London St Pancras in about an hour. Thorpe Langton has an historic church and many scenic walks along nearby footpaths. There is a wide selection of both state and private schooling in the area including primary schools in Church Langton and Great Bowden, LGS Stoneygate School and Leicester Grammar located in nearby Great Glen, together with schooling at Uppingham, Oakham and in Market Harborough. Buses pass through the village to a number of these schools. Market Harborough has excellent shopping and supermarket facilities, bars, restaurants and a theatre, and there is a regular bus service passing through Thorpe Langton into town.

#### **ACCOMMODATION IN DETAIL**

##### **RECEPTION HALL**

An impressive entrance with high vaulted pine panelled ceiling, galleried landing off, built-in cloaks cupboard, and exposed brickwork.

##### **BREAKFAST KITCHEN**

With terracotta tiled flooring, oak fronted units, working surfaces, twin bowl sink unit, Rangemaster cooker range, windows to three elevations, double doors to side leading out to BBQ area and sun terrace.

##### **DINING ROOM**

Tall double glazed picture window overlooking the gardens, exposed brickwork, door through to:

##### **LIVING ROOM**

Feature brick open fireplace, French double doors to:

##### **CONSERVATORY**

Of UPVC double glazed construction above a low plinth of facing brick, views over the gardens.

##### **PRINCIPAL BEDROOM**

French double doors leading out to the gardens, double glazed side windows.







#### **DRESSING ROOM**

Range of built in wardrobes, dresser with drawers.

#### **BATHROOM/WC**

5 piece suite comprising corner bath, tiled shower cubicle, wash had basin, bidet, low flush wc, chrome heated towel radiator.

#### **FAMILY BATHROOM**

Located off the reception hall, white 3 piece suite, panelled bath, shower over, wash hand basin, low flush wc.

#### **GALLERIED LANDING**

With built-in airing cupboard and wardrobe.

#### **BEDROOM 2**

Having an abundance of natural light with gable end and side windows together with 2 sky lights, high pitched ceiling.

#### **LOWER LEVEL**

#### **HALLWAY**

With understairs cupboard.

#### **BEDROOM 3**

Double glazed window to garden, built-in double wardrobe and display shelving.

#### **GAMES ROOM/BEDROOM 4**

French door and windows to side, window to front, built-in cupboards and sink unit.

#### **DELIGHTFUL GARDENS**

With walled boundaries and mature trees providing a high degree of privacy, paved patio with flower and shrub borders, lawned areas, paved path leading to front hand gate, variety of specimen trees and shrubs. Enclosed yard area with paving, greenhouse, brick garden store and archway through to driveway.

Steps to the side of the garage lead to a paved area located off the kitchen, ideal for BBQ's with steps rising to a suntrap patio located above the garage. There is a further area to the rear of the property with beds.

#### **DOUBLE GARAGE**

With remote control up and over door, useful store. To the front of the garage is a driveway for off road parking. The property is approached via a shared tree lined driveway.



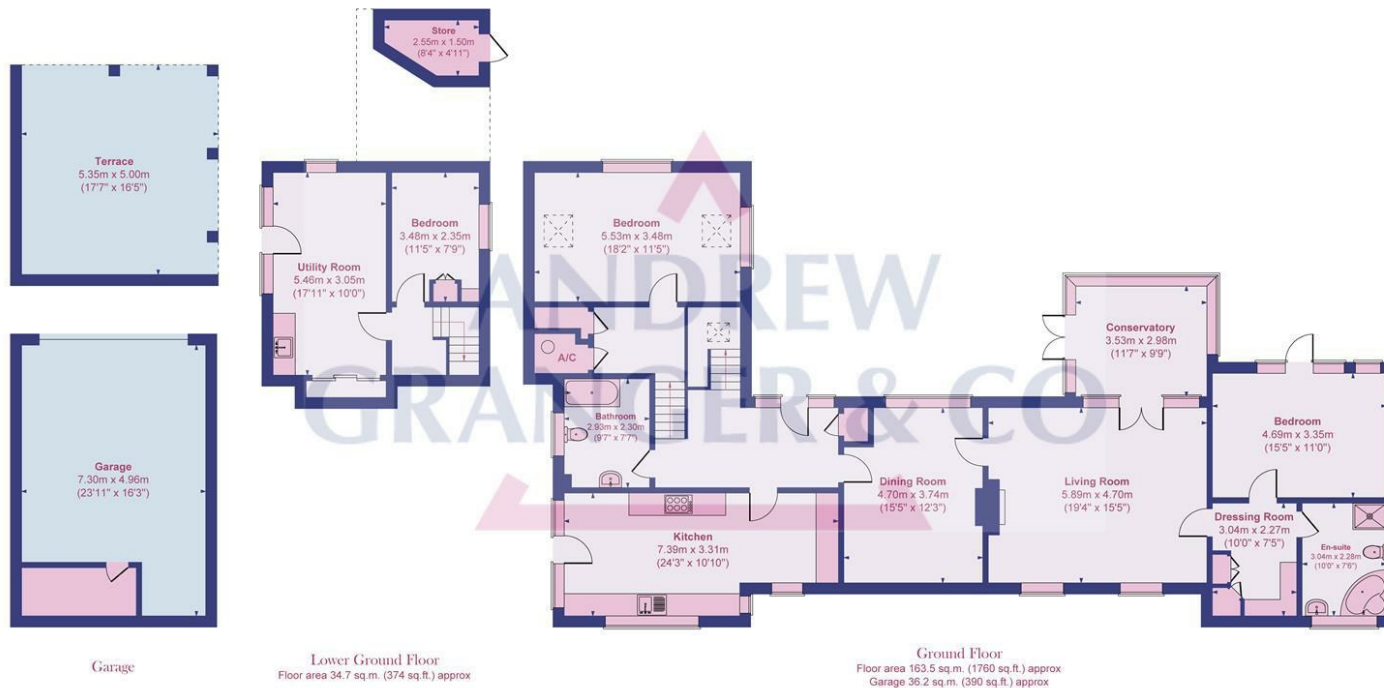






# Floorplan

Approximate Gross Internal Area  
198.2 sq. m. (2134 sq. ft.)  
Garage At 36.2 sq. m. (390 sq. ft.)  
Total 234.4 sq. m. (2524 sq. ft.)



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 - D

Tenure - Freehold

Council Tax Band -

Local Authority  
Harborough District Council

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

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