



**The Old Stables, East Langton, LE16 7SB**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

The Old Stables is located in this highly sought after south Leicestershire village of East Langton and forms part of a stunning conversion, offering versatile accommodation across three floors. Occupying a plot of around 0.10 acres, the property retains a wealth of charm and character with far reaching views over open countryside to the rear.

The accommodation briefly comprises of an entrance hallway, boot room and utility room clocks/wc. This leads through to the well appointed dining kitchen which boasts a range of custom built units, integrated appliances, breakfast bar and island unit. To the far end, the family room enjoys direct access and has stunning views through a deep window over the rear garden. The focal point of the sitting room is the fireplace, with a wood burning stove set on a raised hearth with a timber mantle. The media wall offers great storage space, with fitted cupboards and shelving. French doors lead out to the rear terrace.

To the first floor is the central landing with study area, principle bedroom with en-suite bathroom fitted with four piece suite. There is a further double bedroom and a shower room with a modern suite with an airing cupboard adjacent. The second floor landing leads to a stunning bedroom with a vaulted ceiling and exposed timbers, boasting beautiful views to the rear over open countryside. A further bedroom and bathroom fitted with a four piece suite completes the second floor.

Outside, approached via a shared driveway with a pillared entrance, is the cobbled courtyard, an open bay to the front and integral garage, steps lead down to the entrance door. To the rear there is a terraced area that can be accessed from both the family room and the sitting room, a shaped lawn with well stocked borders with steps leading down to the next level of the garden that has raised beds, vegetable plot and useful timber shed. A back gate leads to a shared pathway beyond the boundary that gives rear access to Main Street.







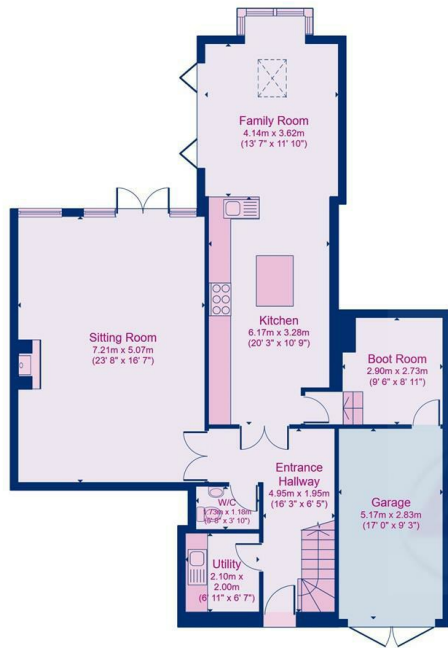
## Key Features

- Stunning Barn Conversion located within the conservation area
- Entrance hallway, cloaks w/c, boot room, utility room
- Custom built Kitchen with built in appliances. Family room
- Sitting room with wood burner and views over the rear garden
- Two first floor bedrooms (principle bedroom with en-suite), study area and shower room
- Two second floor bedrooms and bathroom
- A wealth of charm and character
- Single garage, well maintained rear garden
- Village location
- Good access to main line railway station

**£675,000**







**Ground Floor**

Floor area 102.1 sq.m. (1,099 sq.ft.) approx (Excluding Garage)



**First Floor**

Floor area 77.5 sq.m. (834 sq.ft.) approx



**Second Floor**

Floor area 51.5 sq.m. (554 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority  
Harborough District Council





To view this property please contact our Market Harborough office on 01858 431315



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS