



Connells

Foxton Road
Lubenham Market Harborough



Property Description

This three bedroom semi-detached home is located in the ever popular Harborough district village of Lubenham, located just a short drive from Market Harborough. The home's key feature is the generous sized gardens found to the side and rear of the property, a real gardener's retreat.

Internally there is accommodation set over two floors with the ground floor comprising of; an entrance hall which gives access to a lounge and separate dining room, along with a kitchen which benefits from a pantry cupboard. A ground floor WC can be accessed from the garden. To the first floor there are two double bedrooms along with a generous single and family bathroom.

The garden at this property is a very generous size and offers purchaser's scope to extend, create off-street parking or a garage (subject to the relevant permissions being obtained). The garden is mainly laid to lawn with mature shrubs, hedges and planting dispersed throughout.

Currently parking is found on street to the front of the home but there is the potential to create off road parking and a garage (subject to the relevant permissions being obtained).

Entrance Hall

Access to all ground floor accommodation and stairs ascending to first floor landing.

Lounge

16' 6" x 10' 6" (5.03m x 3.20m)

Electric fire and dual aspect windows to front and rear elevation. Understairs storage cupboard and access through to kitchen.

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

Electric fire and window to front elevation. Access through to kitchen.

Kitchen

8' 3" x 5' 3" (2.51m x 1.60m)

Accessed via the lounge or dining room and incorporating a pantry cupboard, window to rear elevation and access door to rear garden.

WC

Outbuilding comprising WC accessed via the rear garden.

Bedroom One

14' 6" x 8' 1" (4.42m x 2.46m)

Master double bedroom with built in storage and window to front elevation.

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

Double bedroom with electric fireplace, built in storage and window to front elevation.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

Generous single bedroom with window to rear elevation.

Bathroom

Family bathroom comprising low level WC, wash hand basin, bath tub with shower over and window to rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F

Tenure: Freehold

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