



Main Street Lubenham Market Harborough LE16 9TG

for sale offers over
£260,000



Property Description

This three storey, three bedroomed mid terrace property in a pleasant position in the centre of the village of Lubenham.

This charming home is offered full of character, and has the benefit of a good sized workshop/utility room, which could easily be utilised for a home office or studio.

Outside - A small courtyard garden with gated entrance which crosses a right of way with the neighbouring properties.

Outbuilding - Plumbing for appliances, sink with drainer, ideal for home office or studio, Vaulted ceiling, power and lighting.

The property is within walking distance of the local primary school, village hall, allotments and pub, a short drive into Market Harborough and to the M1.

Lubenham has excellent local amenities to include a popular public house and a fantastic community atmosphere best showcased in the annual scarecrow festival.

Lounge

11' 5" x 11' 4" (3.48m x 3.45m)

Having large window overlooking Main Street, allowing plenty of natural light, cosy and well proportioned, featuring exposed wall timbers, inset wood burner set on a raised hearth, quarry tiled floor and meter cupboard, window

to front and fuse box replaced in 2022.

Kitchen

9' x 16' (2.74m x 4.88m)

Renovated kitchen, fitted with wall and base units, offering excellent storage with a clean, streamlined look. Integrated appliances include, oven, hob and extractor hood, double glazed window and door leading to the garden

Conservatory

10' 1" x 5' 6" (3.07m x 1.68m)

Located adjacent to the kitchen as part of the open-plan design, spacious enough to accommodate a dining table, ideal for family meals, having radiator and door leading to the rear garden

First Floor Landing

Bedroom 2

11' 4" x 11' 6" max (3.45m x 3.51m max)

A bright and comfortable room, generously proportioned and can accommodate additional furnishings and features large window to the front

Bathroom

5' 4" x 9' 7" (1.63m x 2.92m)

Fitted with a three piece suite comprising corner bath, wash hand basin, low level WC and a rear facing frosted window allowing natural light

Second Floor Landing

Bedroom 1

11' 6" max x 11' 5" (3.51m max x 3.48m)

A generous double bedroom having large window overlooking the front and radiator

Bedroom 3

8' 5" x 9' 8" (2.57m x 2.95m)

Positioned on the top floor, making it ideal as a guest suite or home office, having window overlooking the rear and radiator

Outbuilding/Office/Workshop

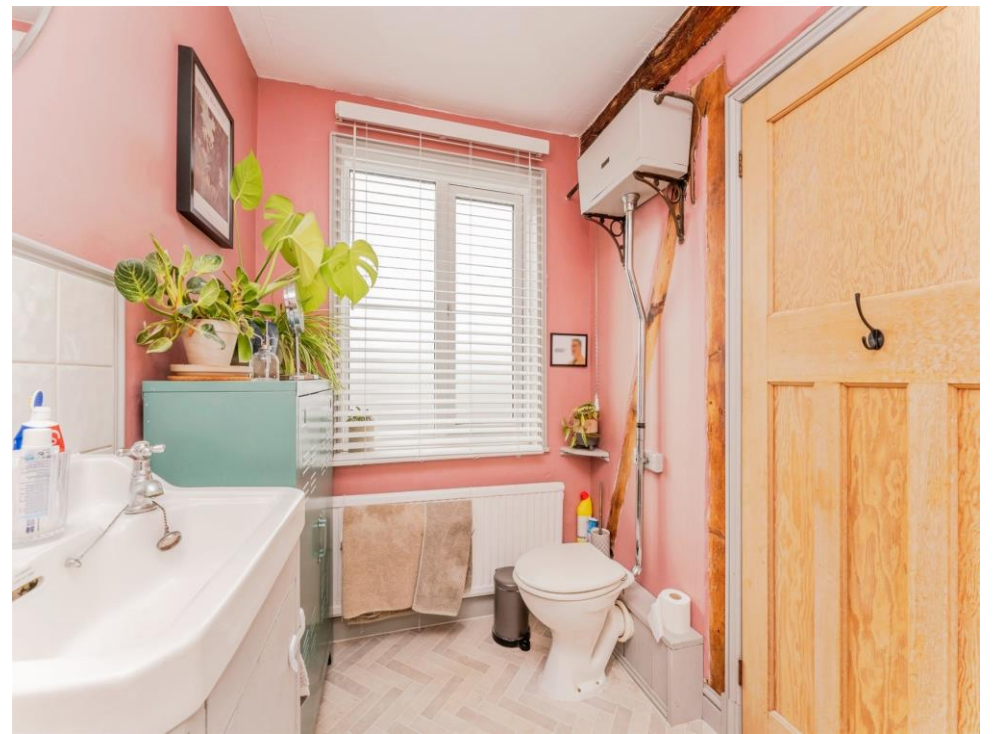
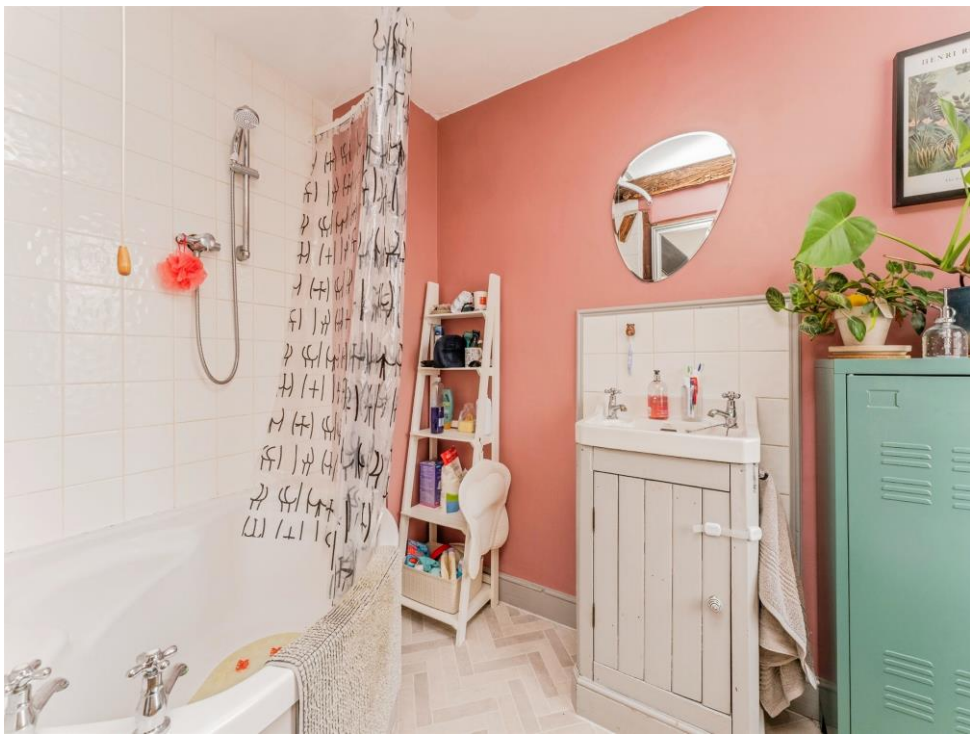
11' 6" x 12' 5" (3.51m x 3.78m)

Situated within the rear garden, the outbuilding offers secure and sheltered space for a variety of uses

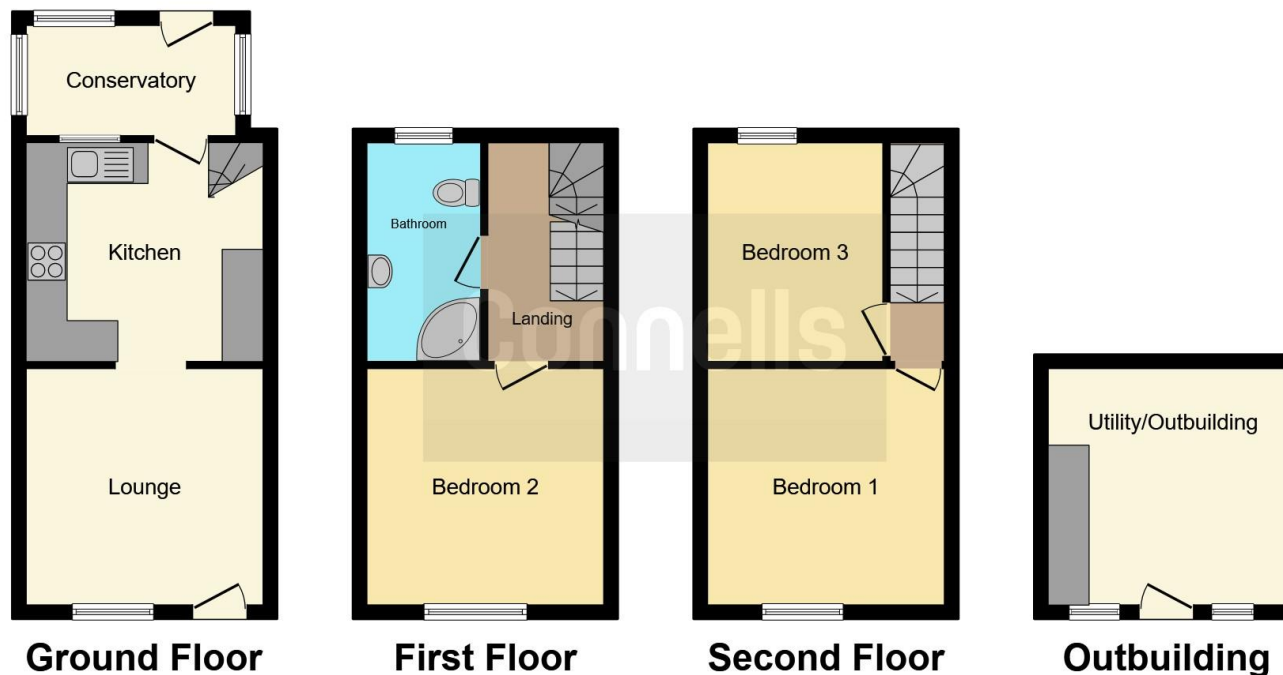
Outside

To the front, there is on street parking and to the rear, there is a low maintenance garden









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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11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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