



**Connells**

The Hawthorns Main Street  
Lubenham Market Harborough



# The Hawthorns Main Street Lubenham Market Harborough LE16 9TG

for sale  
**£425,000**



## Property Description

This lovely five bedroom family home set within the picturesque and sought-after village of Lubenham, this attractive three-bedroom home combines modern living with countryside charm.

With spacious interiors, private gardens, and excellent access to nearby Market Harborough, it's a fantastic opportunity for families, professionals, or downsizers looking for the perfect balance of village life and convenience.

Situated in the heart of the sought-after village of Lubenham, offering a peaceful setting with a strong community spirit. Local amenities include a village pub, primary school, and scenic walking routes across the surrounding countryside.

Just a short drive to Market Harborough, with its boutique shops, supermarkets, cafes, and train station (direct services to London St Pancras in under an hour).

Excellent road links via the A4304, A14, and M1, providing easy access to Leicester, Northampton, and beyond. Surrounded by open countryside, making it perfect for outdoor enthusiasts and those who enjoy a rural lifestyle.

This property offers a wonderful opportunity to enjoy modern comfort in a traditional village setting, with the added convenience of being close to Market Harborough and major transport routes.



## Ground Floor

### Entrance Hall

Under stairs cupboard

### Cloakroom

WC/Basin and sink

### Lounge

10' 6" x 17' 7" ( 3.20m x 5.36m )

### Kitchen

17' 9" x 10' 6" ( 5.41m x 3.20m )

Marble worktop, Neff oven/Microwave

## First Floor

### Bedroom One

10' 9" x 8' 9" into wardrobe ( 3.28m x 2.67m into wardrobe )

### En-Suite

Shower/Basin/WC

### Bedroom Three

10' 6" x 11' 6" plus recess ( 3.20m x 3.51m plus recess )

### Bedroom Five/Study

13' 6" x 6' 6" ( 4.11m x 1.98m )

Airing cupboard with water tank

### Bathroom

Bath/shower

WC



## Second Floor

### Bedroom Two

11' 2" x 11' ( 3.40m x 3.35m )

### Bedroom Four

10' 6" x 11' 6" ( 3.20m x 3.51m )

Two skylark windows and a storage cupboard.

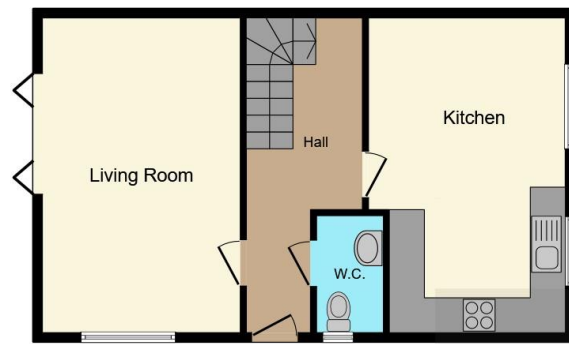




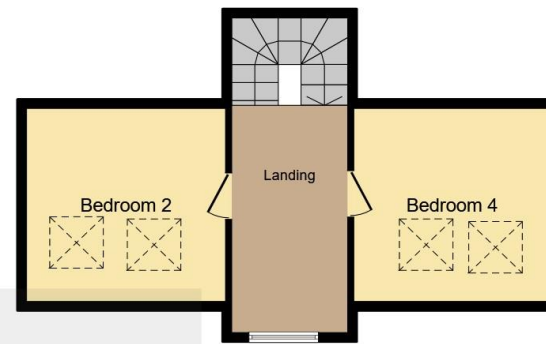




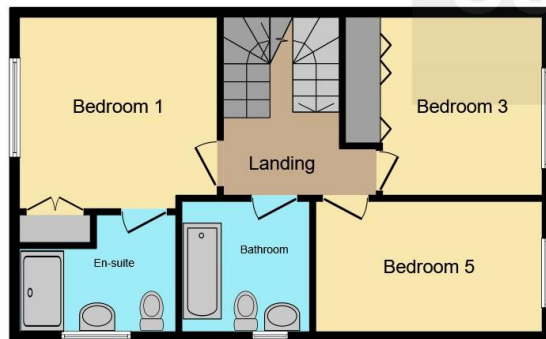




**Ground Floor**



**Second Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01858 465 921**

**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKH307492](http://connells.co.uk/Property/MKH307492)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKH307492 - 0002