



Longhorn Lodge  
TUR LANGTON, MARKET HARBOROUGH

JAMES  
SELICKS



Built in 2015 by award winning developers Langton homes, a truly fantastic five bedroom detached family home, finished to an extremely high specification, situated in the highly desirable south east Leicestershire village of Tur Langton.

Spacious double height entrance hall • Dual aspect sitting room • Open plan living dining kitchen • Orangery • Utility room • Study • Master bedroom with dressing room and ensuite • Four further double bedrooms • Two further bath/shower rooms • Garage and driveway proving off road parking • South facing landscaped rear garden • Popular & highly sought after village location • 15 minute drive from Market Harborough and its mainline rail station •

#### Accommodation

The property enjoys a high specification and finish, with double glazed sash windows throughout, underfloor heating to the ground floor accommodation, CAT 5 cabling throughout, Villeroy and Boch sanitary ware with Hansgrohe taps and showers, and a Systemline audio system fitted to the kitchen, sitting room and master bedroom.

A bespoke made, timber Georgian door surround and porch frames the timber and part glazed front door, which gives access into the double height entrance hall with engineered oak flooring, stairs with a good sized under stairs cupboard and a downstairs WC off. To the right is the dual aspect sitting room, also benefitting from engineered oak flooring, along with a feature hand carved limestone fireplace with a solid fuel wood burner inset and French doors opening out to the rear garden. To the rear of the entrance hall, a door leads through into the open plan living dining kitchen which is flooded with light by virtue of windows to the front and rear elevations and is open to a fully glazed orangery. This room enjoys travertine limestone flooring and an Alexander Lewis kitchen with a range of soft close cupboards and drawers with granite work surfaces over and a one and a half bowl sink. There is also an island unit with an oak work top providing further storage and a breakfast bar. Appliances include an integrated Miele double fridge freezer, a Siemens dishwasher, and an electric four oven Aga with six ring hob and extractor hood over. Open to the kitchen is a beautiful, bespoke fully glazed orangery creating the perfect spot to enjoy views over the landscaped rear gardens.

Off the kitchen an inner hallway gives access to the study which has a window to the front elevation, engineered oak flooring and bespoke made built-in shelving and cupboards. The utility room completes the ground floor accommodation and comprises of limestone flooring, a range of cupboards with granite work surfaces over and a sink and space and plumbing for white goods. There is an integral door to the garage and a timber and part glazed door to the rear garden.

Stairs rise to the light and spacious first floor galleried landing off which is an airing cupboard and loft access above, which is fully boarded. The master bedroom is to the far left of the property with engineered oak flooring, two sash windows to the front elevation, built-in wardrobes as well as a walk-in dressing room. This also enjoys an ensuite off comprising of free standing bath with shower attachment, WC, wash hand basin, heated towel rail and a shower enclosure with a rainforest shower head. There are four further double bedrooms with two benefitting from fitted wardrobes and one enjoying an ensuite shower room. The internal accommodation is completed by the family bathroom which comprises of a WC, wash hand basin, bath with shower attachment and a shower enclosure with rainforest shower head.





#### Outside

To the front of the property there is a small lawned area and a block paved driveway providing ample parking and access to the garage which enjoys a remote controlled up and over electric door. In addition, there is an EV charging point. A side gate to the left of the property leads through to the rear garden which is south facing and has been landscaped. There is a paved patio area ideal for entertaining and enjoying the sunny aspect, with steps then leading up to the lawned area. To the back there is a brick wall and a planted flower bed with fruit trees.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** G

**SERVICES:** The property is offered to the market with all mains services and gas-fired central heating.

#### Location

Tur Langton sits at the heart of rural Leicestershire, just north of the market town of Market Harborough, and boasts some of the finest countryside views the county has to offer. The village is home to the beautiful St Andrews Church built in 1866 and is a favourite for commuters as London St Pancras is reachable in just under an hour from Market Harborough Station.

#### Satnav Information

The property's postcode is LE8 0PN, and house name Longhorn Lodge.







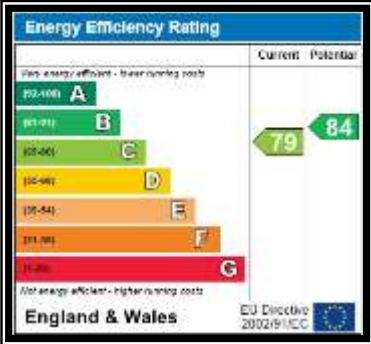
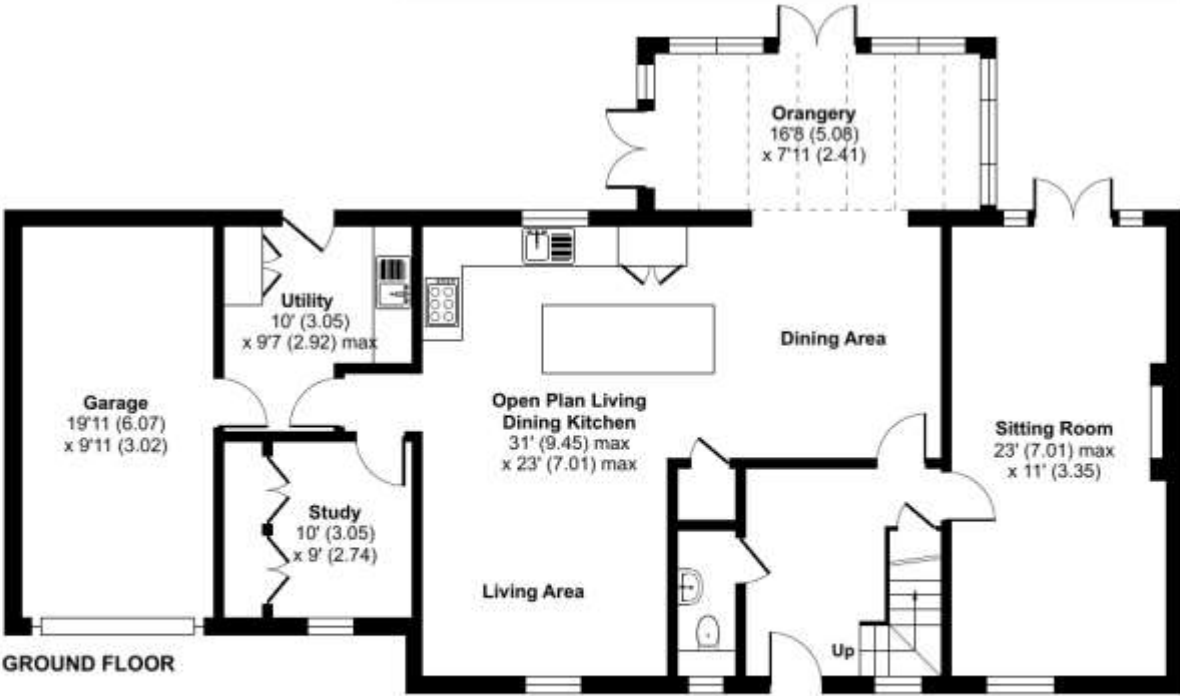
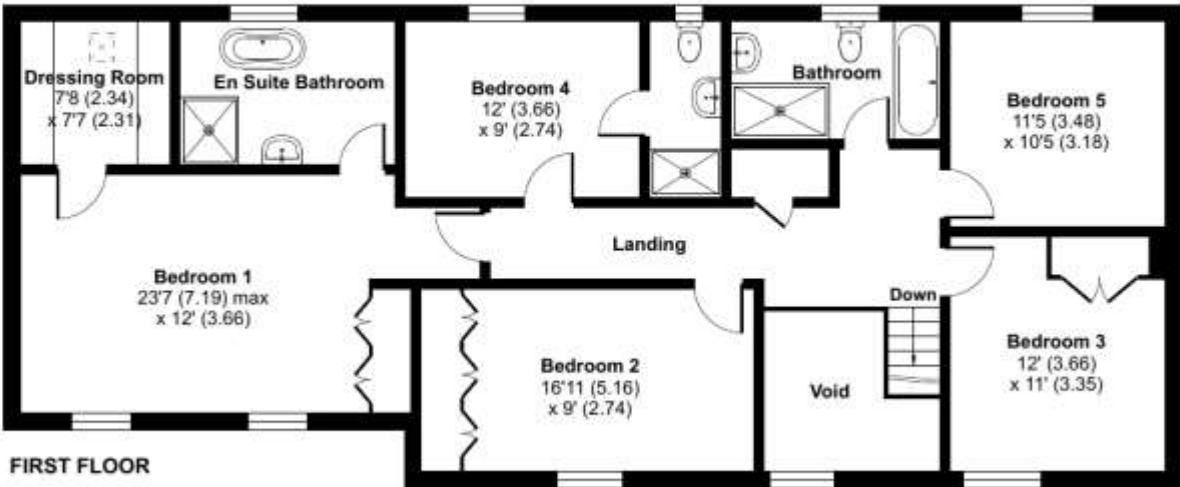
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Approximate Area = 2439 sq ft / 226.5 sq m (excludes void)

Garage = 197 sq ft / 18.3 sq m

Total = 2636 sq ft / 244.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for James Sellicks Estate Agents. REF: 1061271

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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