

# LONGACRE

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LANGDALE, THORPE LANGTON  
MARKET HARBOROUGH

JAMES  
SELICKS





This spacious, new build single-storey barn style home with over 1,900 square feet of luxury living, including a 32ft open plan kitchen, family/dining room with vaulted ceilings and bi-fold doors, three/four bedrooms, three bathrooms a double garage and countryside views is ideal for both growing families and downsizers alike.

Luxury new build home • Three/four bedrooms • Over 1,900 square feet of accommodation • 32ft open plan kitchen, family/dining room • Master suite • dressing room • en suite bathroom • Shower room • guest en suite • Utility room • Study/bedroom four • Country views • Double Garage with EV charging point

### Accommodation

A welcoming vestibule greets you as you step inside, with space for coats and shoes. Glazed double doors lead into a superb 32ft open plan kitchen, family/dining room. Vaulted ceilings and bi-fold doors out onto the patio beyond add to the sense of space. The kitchen has a range of chic fitted units and large central island which houses a Blaupunkt hob and sink/drain. Further integrated appliances include Siemens dishwasher and double ovens, with full height fridge. Tucked to the corner is a study/snug which could also serve as the fourth bedroom, and has a large picture window framing a view of the rolling countryside beyond. The utility room has a matching suite of fitted units, integrated full height freezer, sink and drainer with plumbing and space for appliances below. A vast corridor bathed in natural light from windows and doors leads to a sitting room which is dual aspect and has bi-fold doors to the patio as well as a vaulted ceiling and handy built in cupboard.

The master bedroom suite comprising a spacious bedroom with vaulted ceiling and bi-fold doors out to the garden. There is a walk through dressing room leading to an en suite, finished to a high specification with full tiling, free-standing bath, separate shower cubicle, WC and wash hand basin set within a vanity unit. There are two further double bedrooms, both with fitted wardrobes and one enjoying an en suite shower room with contemporary suite. There is also a family shower room, again finished to a high specification.

### Outside

A hardstanding drive to the front provides ample off-road parking and leads to the large double garage which features an electric door and EV charging point. The rear garden has been landscaped to provide an extensive paved patio terrace and lawn with bedding areas, fencing and hedgerows.

### Location

Thorpe Langton is one of the most sought after village locations within Leicestershire, its popularity derived from the attractive south-east Leicestershire countryside, access to Market Harborough and its mainline railway station with links to London St Pancras in just under an hour, schooling in both the state and private sectors, particularly Church Langton primary, and a strong sense of community throughout the Langton villages. The village also boasts one of the area's most highly regarded public houses/restaurants.

**Tenure:** Freehold. **Conservation Area:** No.

**Local Authority:** Harborough District Council, **Tax Band:** G

**Services:** Offered with all mains services, air source heat pump and fibre broadband

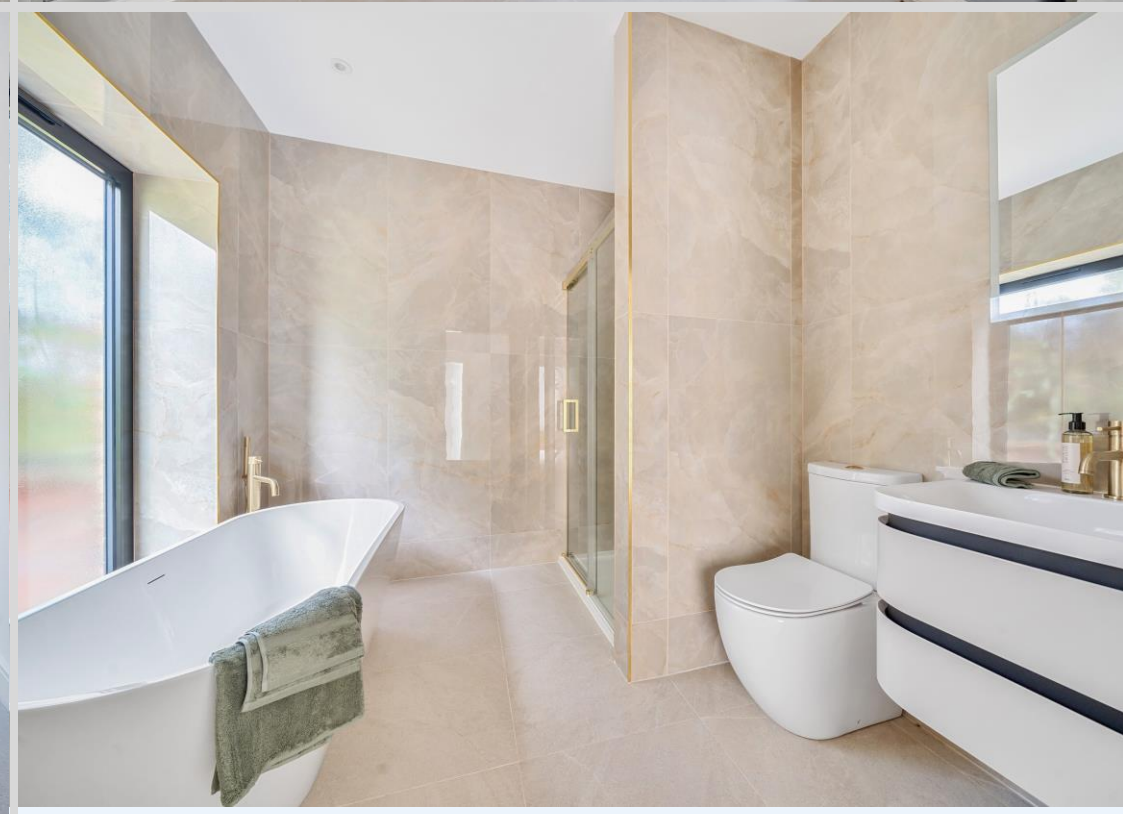
**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

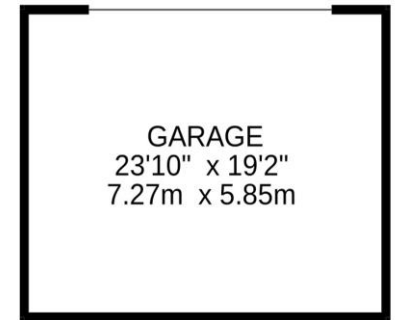
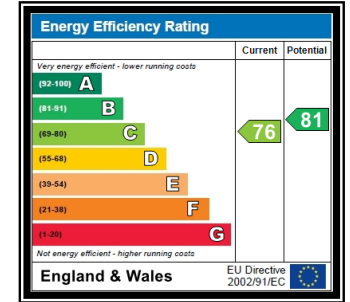
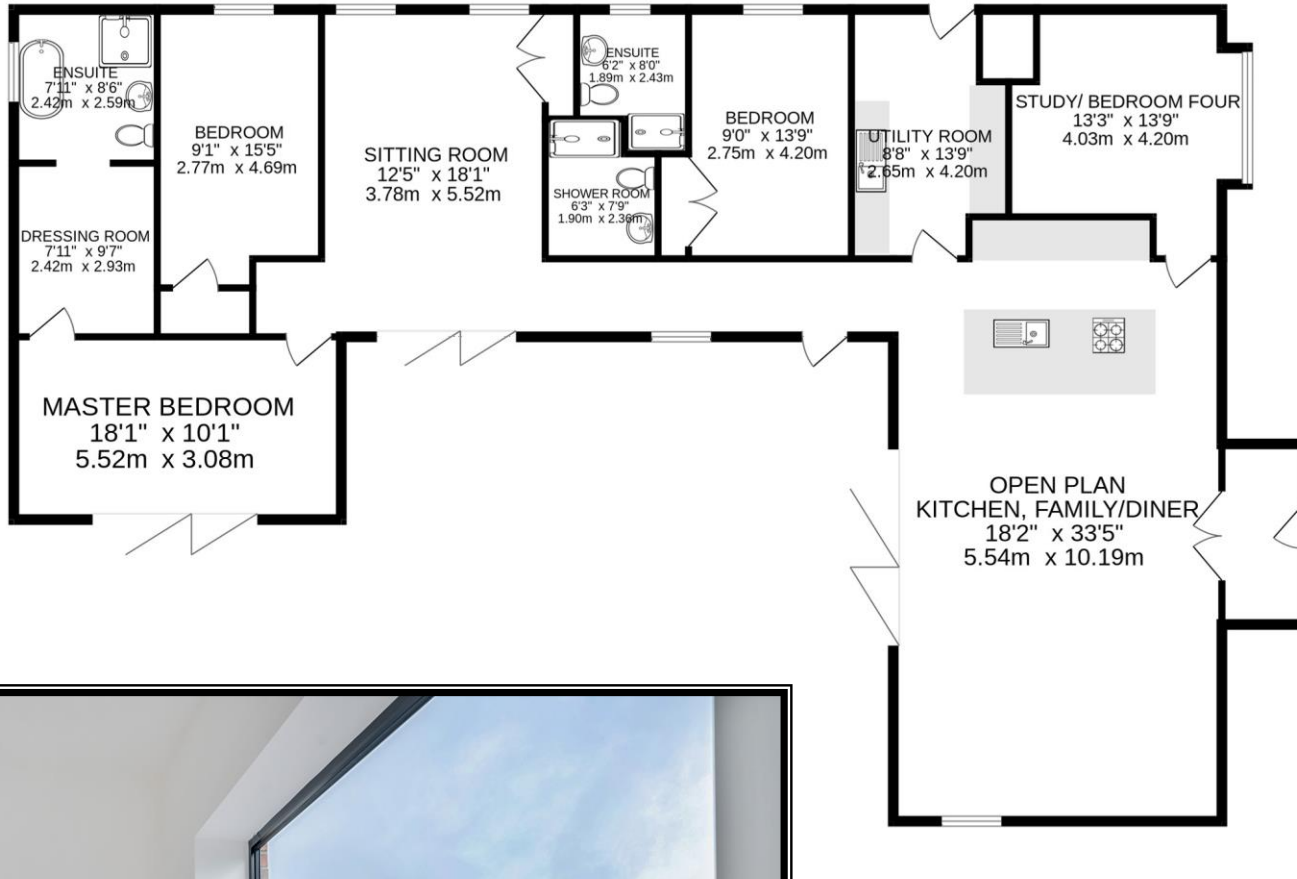
**Accessibility:** No modifications made. **Planning issues:** None our Clients are aware of.











Longacre, Langdale Thorpe Langton, Market Harborough, LE16 7FU  
 Total Approximate Gross Internal Floor Area 1936 SQ FT / 179 SQ M  
 Measurements are approximate.  
 Not to scale. For illustrative purposes only.



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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.

