

THE ROWANS

OLD HALL LANE, LUBENHAM
MARKET HARBOROUGH, LEICESTERSHIRE LE16 9TJ



GUIDE PRICE: £650,000

JAMES
SELICKS

VIEW TO THE FRONT



Presented with contemporary flair and meticulously presented, this spacious five-bedroom, three bath/shower room family home, is located on the peripheries of the ever-popular village of Lubenham, situated near to the thriving market town of Market Harborough and its train station with links to London St. Pancras.

Entrance hall • WC • Office • Refitted Open plan living dining kitchen • Utility • Sitting room • Four double bedrooms • Single Bedroom • Two Ensuites • Family Bathroom • Garden • Double garage • Driveway • Open views to the front

Accommodation

This stylishly presented property boasts a security alarm system, plantation shutters to the ground floor windows and oak doors and uPVC double glazing throughout. The property is entered via a solid Oak front door into a spacious hallway which boasts a striking herringbone Karndean floor, spotlights and a window to the front has plantation shutters. Stairs rise to the first-floor galleried landing, and underneath is a useful understairs storage cupboard. There is also a guest WC off with a window to the front, spotlights, low flush WC, sink with storage, half tiled walls and a radiator. An office has a window to the side and is thought suitable for use as a snug/playroom if required. The sitting room has bifold doors and a window to the rear elevation providing views of the rear garden beyond. To the corner is a feature gas fire with a contemporary stone surround creating a lovely focal point.

The open plan living dining was refitted approximately two years ago and features contemporary light grey Howdens shaker style eye and base level cupboards and drawers with a marble effect Quartz worksurface over with upstands providing plenty of preparation space. Double undermounted stainless steel sinks share a central swan neck Quooker boiling hot water tap, all positioned to take in the open views to the front. Integrated appliances include a Smeg range style oven with a five-ring gas hob and a Smeg stainless steel extractor over. There is also a peninsula bar area, an integrated fridge, freezer, and a dishwasher. The striking herringbone flooring continues in here and flows through into the dining and living area of this fabulous space. Bifold doors to the rear provide access to the rear garden and paved entertaining terrace. A contemporary designer radiator and spotlights throughout complete this principal feature of the property. A utility room is equipped with matching eye and base level units as the kitchen, and worksurfaces with tiled splashbacks. There is a stainless-steel sink and drainer, space and plumbing for a washing machine and dryer, and a door provides access to the garden.

Stairs rise to the first-floor galleried landing which features a large arched picture window taking best advantage of the views to the front. The master bedroom has two double fitted wardrobes, a Juliet balcony with glazed balustrade overlooking the garden. There is wood laminate flooring which continues into the contemporary ensuite shower room. Here, there is a double shower enclosure with a mains shower with rainforest and personal shower heads, fully tiled walls with marble effect tiles which flows into half tiled walls around the sink with storage beneath and WC. There is a heated towel rail, shaver points, spotlights and a window to the rear. The guest bedroom has fitted wardrobes, window to the front and benefits from an ensuite shower room with a double shower enclosure with fully tiled walls, low flush WC, pedestal wash hand basin with half tiled walls, shaver point, a low flush WC, tiled flooring and a window to the front. Bedroom three, again a double, has two windows to the rear elevation and a fitted double wardrobe. Bedroom four is also situated to the front of the property and has a window overlooking the open views. Bedroom five is currently configured as a dressing room/office and has laminate wood effect flooring and a window to the front. The family bathroom completes the accommodation which has tiled flooring, half tiled walls, fully tiled walls to the shower enclosure, sink with storage beneath, bath with tiled panel, low flush WC, shaver points, heated towel rail and a window to the front.





Outside

Positioned behind a brick wall, the property is approached via a right of way over the neighbouring property's driveway, which leads into the property's own private driveway with off road parking for four vehicles, mature planted borders and access to the double garage. This has an electric up and over door, power, light, and a water supply, which is handy for washing cars. The rear garden has fully fenced boundaries and boasts a patio entertaining area, a mature lawn and specimen trees. As the property is situated in a Conservation Area, any trees at the property would be subject to a TCA (Tree in a Conservation Area).

To the front, the property boasts views over open countryside.

Location

Lubenham is a small rural village located just 1.5 miles from the market town of Market Harborough. The village contains a 12th century church, primary school, public house, village hall, horse livery and recreational ground. The area is well known for its scenic quality, ideal for dog walking, horse riding and walking.

The town of Market Harborough contains a good range of everyday facilities, commercial centre, leisure centre and golf club. The city of Leicester to the north provides a more extensive array of commercial, shopping and leisure facilities. A main line rail service connects with London St Pancras in little under an hour.

Satnav Information

The property's postcode is LE16 9TJ, and house name The Rowans.

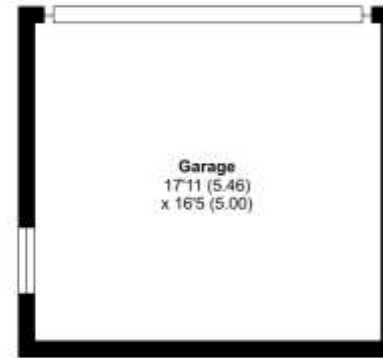




The Rowans, Old Hall Lane, Lubenham, Market Harborough

Approximate Area = 1785 sq ft / 165.8 sq m
 Garage = 297 sq ft / 27.5 sq m
 Total = 2082 sq ft / 193.3 sq m
 For identification only - Not to scale

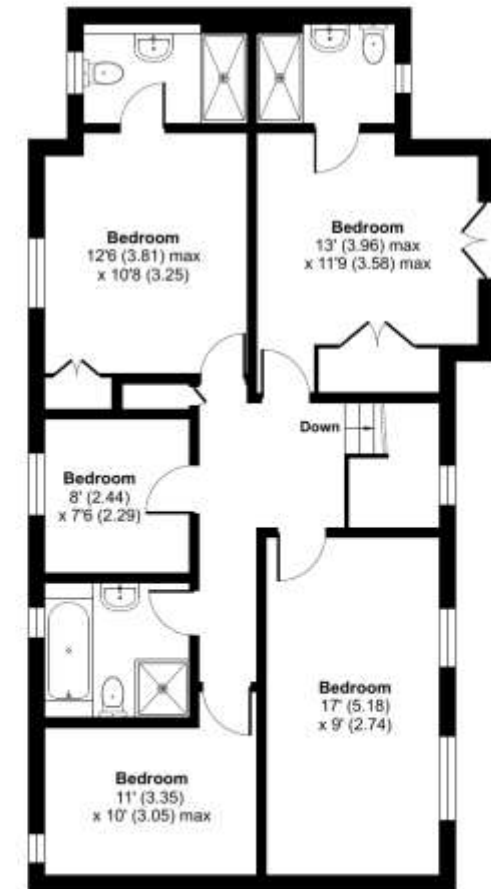
Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: Yes – Lubenham Conservation Area
 Tree Preservation Orders: No. However, any trees at the property would be subject to a TCA (Tree in a Conservation Area).
 Tax Band: E
 Services: The property is offered to the market with all mains services and gas-fired central heating.
 Broadband delivered to the property: FTTC
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Right of way over the neighbouring property's driveway for access.
 Flooding issues in the last 5 years: None
 Accessibility: Two storey dwelling. No accessibility modifications
 Cladding: None
 Planning issues: None which our clients are aware
 Coastal erosion: None
 Coal mining in the local area: None



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1159875



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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.

