



JAMES
SELICKS

MAIN STREET

LUBENHAM, MARKET HARBOROUGH, LE16 9TF



A stunning, detached single-storey converted coach house offering two bedrooms and two bathrooms, sitting on a glorious plot with beautiful south-facing gardens.

Entrance hall • open plan living/dining/kitchen • utility room • bedroom one • en-suite • bedroom two • bathroom • driveway • lawned gardens • EPC - D

Accommodation

A front door and porch lead into an entrance hall with inset ceiling spotlights and tiled flooring, providing loft access. The open plan living area is a fantastic, light and airy space spanning 33 feet with three skylights, two windows overlooking the garden and concertina doors opening out onto the patio entertaining area, currently configured as a living area, dining area and kitchen, with inset ceiling spotlights and tiled flooring throughout. The superb kitchen offers an excellent range of contemporary eye and base level units with soft-closing drawers, quartz preparation surfaces and an under mounted one and a quarter bowl sink with mixer tap. Integrated appliances include a Bosch stainless steel double oven with warming drawer, Bosch microwave, fridge, freezer and dishwasher. An island unit provides breakfast bar space and houses a drinks cooler and four-ring induction hob with an extractor unit above. A utility room with an external rear door, inset ceiling spotlights and tiled flooring provides a range of base level units, worktop, a stainless steel sink and drainer unit with mixer tap, space and plumbing for an automatic washing machine and tumble dryer.

The spacious master bedroom is flooded with natural light from windows to the front and side and French doors onto the garden, has built-in wardrobes and a luxury en-suite with an opaque glazed window to the side, a double walk-in glazed and tiled shower enclosure with rainforest and personal shower heads, an enclosed WC and a wash hand basin with cupboard under, mirror and light over, a heated chrome towel rail, inset ceiling spotlights and tiled flooring. Bedroom two has windows to the front and side and built-in wardrobes. The bathroom has an opaque glazed window to the rear, a wash hand basin with drawers under, enclosed WC, tiled bath and double shower enclosure with rainforest and personal shower heads, two heated chrome towel rails, inset ceiling spotlights, part tiled walls, tiled flooring.

Outside

Tucked away to the rear of the original Manor House, the property is approached by a sweeping gravelled driveway providing car standing for several vehicles and space to build a garage (subject to necessary planning consents). There are deep, shaped lawned gardens with paved/decked patio entertaining areas, mature borders, fenced and hedged boundaries

Location : Lubenham is a small, rural village well known for its scenic quality, with a 12th century church, primary school, pub, village hall and recreation ground. Nearby Market Harborough offers a wider range of facilities including a commercial centre, leisure centre, golf club and a railway station with mainline access to London St Pancras in under one hour.

Tenure: Freehold. **Conservation Area:** Lubenham.

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

Services: Offered with all mains services, gas-fired central heating & wet underfloor heating.

Broadband delivered to the property: Fibre, speed unknown.

Non-standard construction: Believed to be of standard construction.

Wayleaves, Rights of Way & Covenants: Right of access over neighbouring driveway.

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

Accessibility: Single storey dwelling. No accessibility modifications made.







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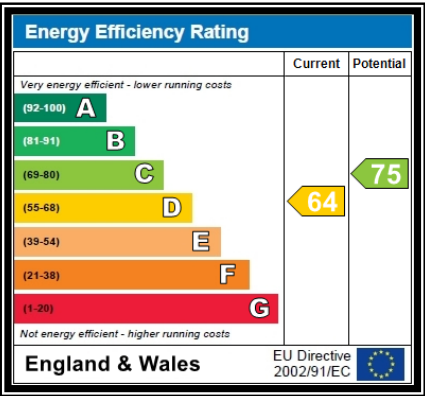
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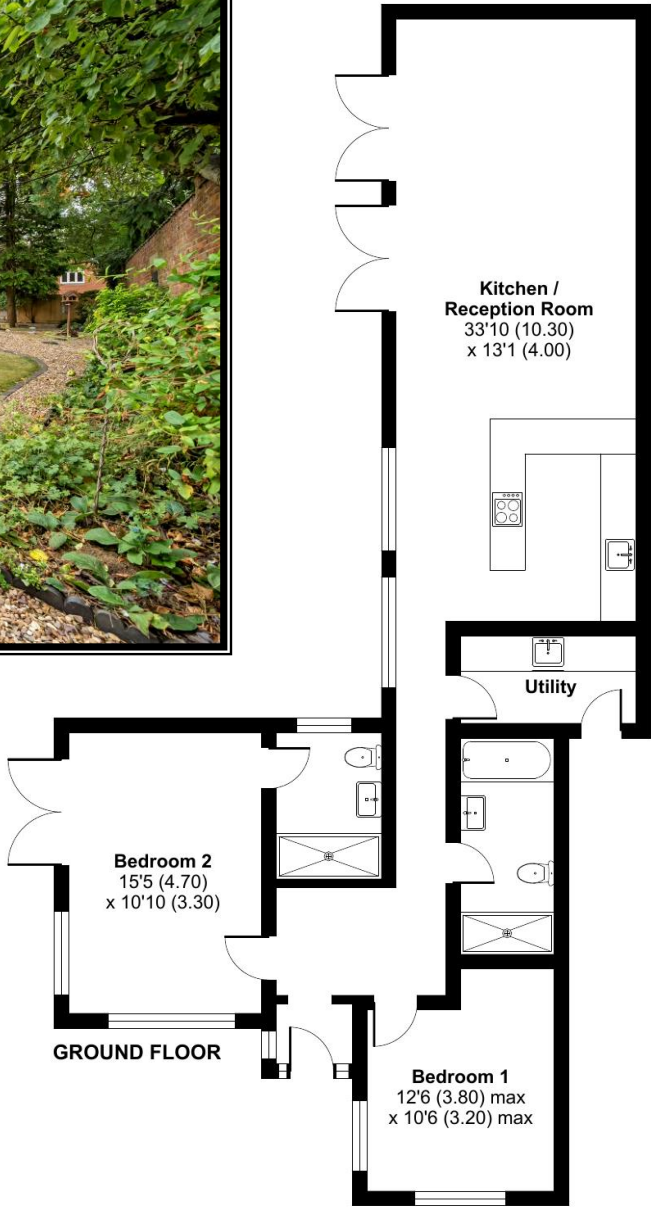
Measures and Other Information

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.



Main Street, Market Harborough, LE16

Approximate Area = 1084 sq ft / 100.7 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). © ncheom 2024. Produced for James Sellicks Estate Agents. REF: 1181533