



JAMES
SELICKS

The Cottage

EAST LANGTON, MARKET HARBOROUGH



Enjoy the rural bliss of life in the Langtons, combined with the ease of access to Market Harborough town centre and rail station with this charming period cottage, a perfect Leicestershire bolthole, tucked away on a leafy lane on the periphery of East Langton village.

Charming period cottage • Character features • Two double bedrooms • Sitting room • Kitchen/diner • Bathroom • Attractive garden to the rear with countryside views • Brick built store • No upward chain • Sought after village • Convenient access to town and rail station •

Accommodation

Step into the cosy sitting room and appreciate the charm of the exposed beams and feature brick fireplace. The kitchen/diner feels cosy, yet spacious with room for a breakfast/dining table, a further exposed brick feature fireplace and quarry tiles. The kitchen area is fitted with wall and base units providing handy storage with work surface space over. Appliances include a washing machine, an integrated oven, a gas hob with cooker hood over, and a fridge. There is further storage space in the understairs cupboard which is tucked away in the corner and houses the gas boiler. Natural light floods the kitchen/diner through the window to the front and window and door to the rear.

Upstairs the landing has an attractive view of the garden and orchard beyond, while the two double bedrooms enjoy leafy views to the front. Both feature exposed wooden floorboards and fitted wardrobes/cupboards. The bathroom features a white three piece suite comprising bath with shower attachment, WC and wash hand basin.

Outside

A grass bank flanks stone steps leading to the canopied front door. The rear garden is a peaceful, sunny haven enjoying a westerly aspect. Steps lead up to a paved seating/dining terrace ideal for al fresco drinks and nibbles, or simply to soak up the sun. Further steps lead up to the lawn where you can enjoy open countryside views to the south. Unusually, there is a brick outbuilding providing handy, secure storage space.

Location

East Langton forms part of a collection of villages known as the Langton's popular for the high quality housing stock and those looking for a village community. The village is surrounded by some of Leicestershire's most attractive rolling countryside. East Langton has a local pub, The Bell, a well-supported cricket club and is in the catchment for the local Church Langton primary school found only a short distance away. While being a tranquil rural village, it offers convenient access to Market Harborough town centre and mainline railway station.





Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: C

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

Satnav Information & Directions

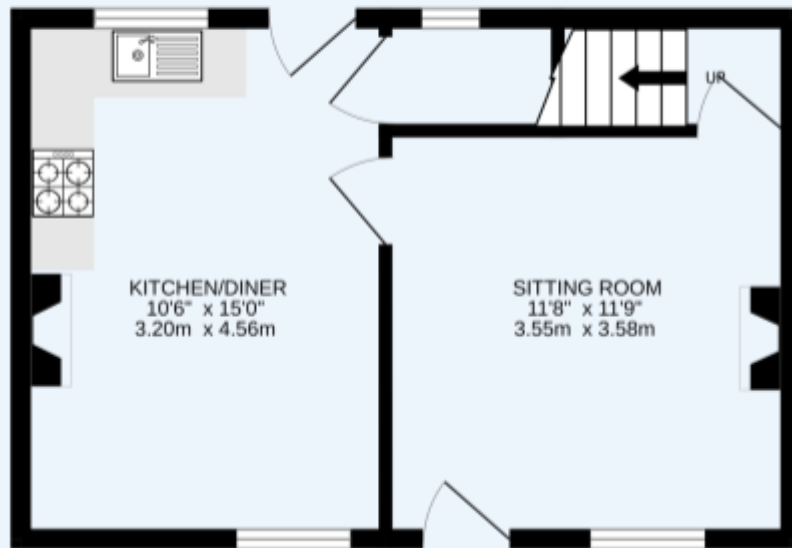
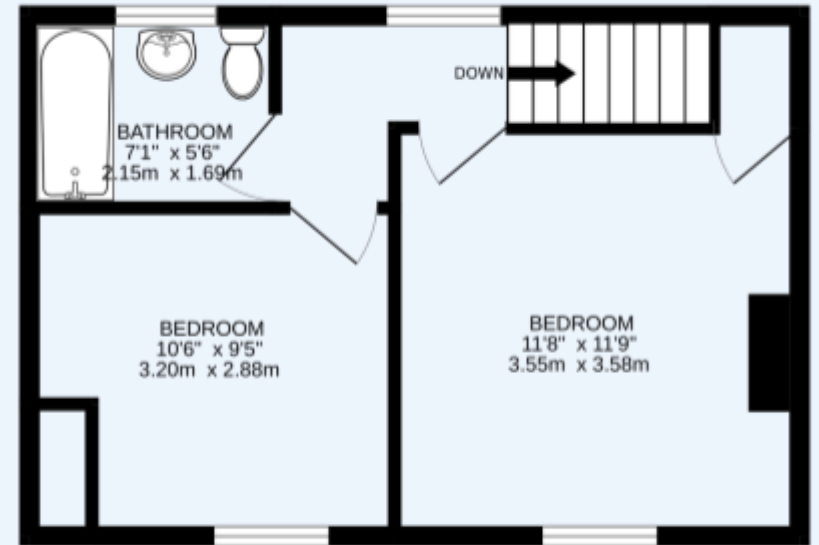
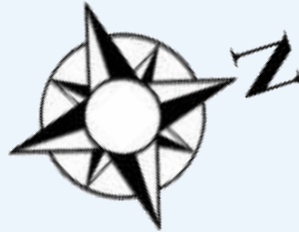
The property's postcode is LE16 7TB, and house name 'The Cottage'.

Leave Market Harborough by the B6047 for approximately 4 miles, turn right into East Langton on the Thorpe Langton Road and right again into Main Street. At the fork in the road bear left and take a left hand turn into Back Lane where the property may be found on the right hand side as indicated by our for sale board.





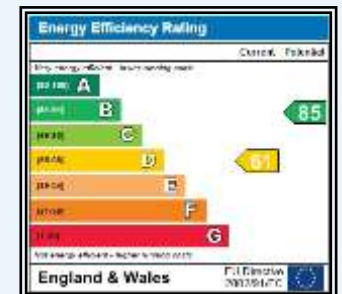




TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
0116 2854554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS