



JAMES
SELICKS

The Bank

THEDDINGWORTH, LUTETRWORTH, LEICESTERSHIRE

Whether you are a first-time buyer, downsizer or keen to combine commuter convenience with country living, this delightful, three bedroom period cottage that has been lovingly refurbished and extended, seamlessly blending contemporary living with period charm, represents an idyllic dream home in a rural village setting with excellent commuter links by both road and rail.

Charming Victorian cottage • Extended and re-furbished • Wealth of character and period features • Open plan dining kitchen with deVOL cabinetry • Utility and downstairs shower room • Two reception rooms with open fire and log-burning stove • Refitted downstairs shower room • Three double bedrooms • Refitted family bathroom • Mature, landscaped gardens to front and rear

Accommodation

A solid oak, Gothic-arched door opens into a striking porch with a vaulted ceiling, offering ample space for benches and shoe storage. From here, the inner hall rises with a staircase and links the two reception rooms.

To the left lies the sitting room, beautifully appointed with bespoke shelving, exposed floorboards and beams, and a firebox set within an exposed brick chimney breast, creating an inviting focal point for relaxation. A Gothic-arched window floods the room with natural light, enhancing its character and charm.

Across the hall, the snug centres around a multi-fuel burning stove, also set within an exposed brick chimney breast, flanked by bespoke cabinetry and shelving. A useful storage cupboard is tucked neatly beneath the stairs, while internal feature windows and a glazed door offer glimpses into the kitchen/dining room beyond.

This kitchen and dining space, created as part of a two-storey extension, is both light-filled and expansive and the true heart of the home. A flagstone floor, handmade deVOL cabinetry, and stone worksurfaces combine to create a striking yet practical room. There is space for a range-style cooker with extractor hood, a double Belfast sink with integrated dishwasher, and room for a fridge/freezer. Double doors open directly to the garden, while a glazed side door leads to the utility room. Here, full height deVOL cabinets house a laundry and pantry area, with plumbing and space for a washing machine and dryer, alongside ample storage for household essentials. Beyond lies a ground-floor shower room, featuring a contemporary Aston Matthews suite with a luxury walk-in shower, WC, and wash basin.

Upstairs, the landing is enhanced with floating display shelves and leads to three generous double bedrooms. Two include built-in storage at the front, while the third, created within the extension, boasts a vaulted ceiling and a log-burning stove, and is currently arranged as an additional sitting room. The family bathroom has been refitted with a stylish suite, including a tongue-and-groove panelled bath with shower attachment, WC, and wash basin.

Outside

The wrought iron gate into No. 4 The Bank's private front garden is accessed via a shared path from Bosworth Road and leads you into an idyllic leafy garden surrounded by mature bedding areas and fruit trees.

The private rear garden can be accessed from the side of No. 1 by following the path round to the back of the neighbouring cottages, and through the gate where you will find several outbuildings providing handy, secure storage and a former brick potting shed/greenhouse with glassed paned vaulted ceiling which is been fashioned to create an eye-catching al fresco dining/seating area. The tranquil, rear garden features an extensive lawn bordered by hedgerows, with several fruit trees, small pond and fields beyond.





Location

Theddingworth lies approximately five miles southwest of Market Harborough which offers a wide variety of specialist shopping, leisure, and recreation amenities together with a mainline railway station giving access to London St Pancras in just over an hour. The M1 motorway is approximately six miles south of Theddingworth. The village itself offers a parish Church and is flanked by the county's most attractive countryside. Public houses are available at the nearby villages of Gumley and Lubenham.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: Yes, Theddingworth Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

Tax Band: C

Services: The property is offered to the market with all mains water & drainage, electric underfloor heating and solid fuel heating.

Loft: Boarded and insulated

Broadband delivered to the property: FTTC

Meter: Water meter

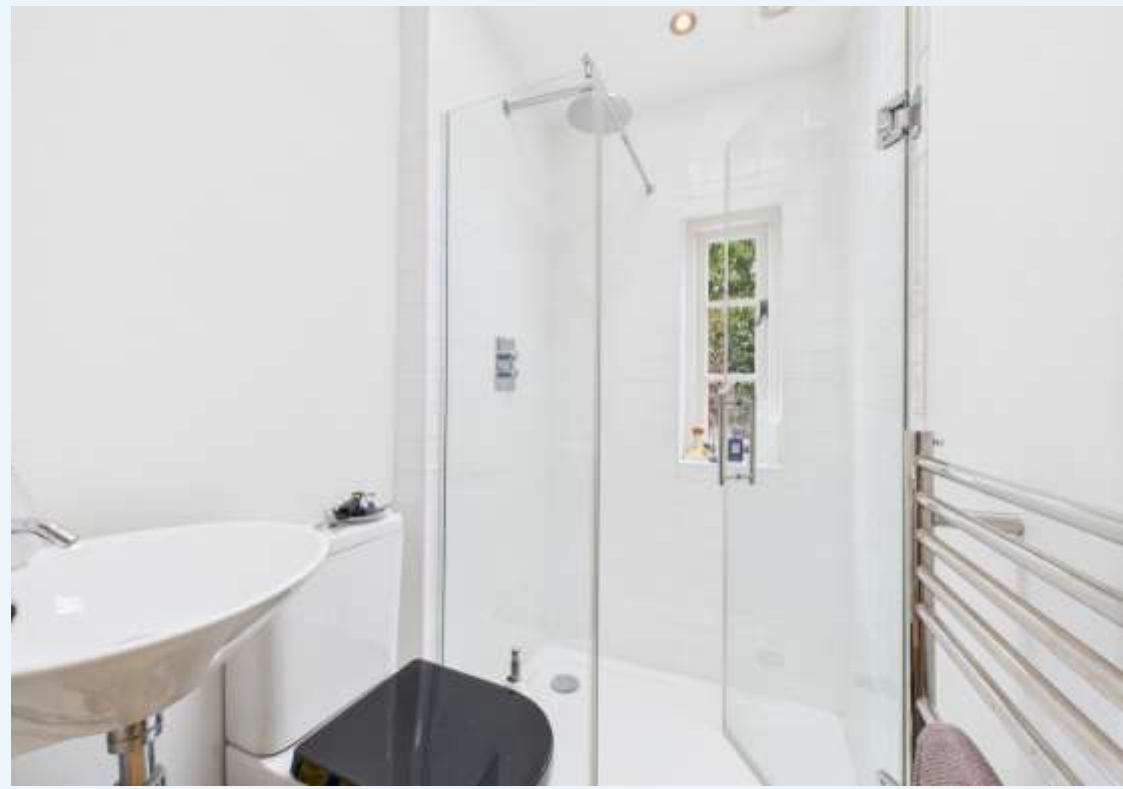
Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes – Rights of Way to the front and rear of 1-3 The Bank, and a Right of Support from adjoining properties

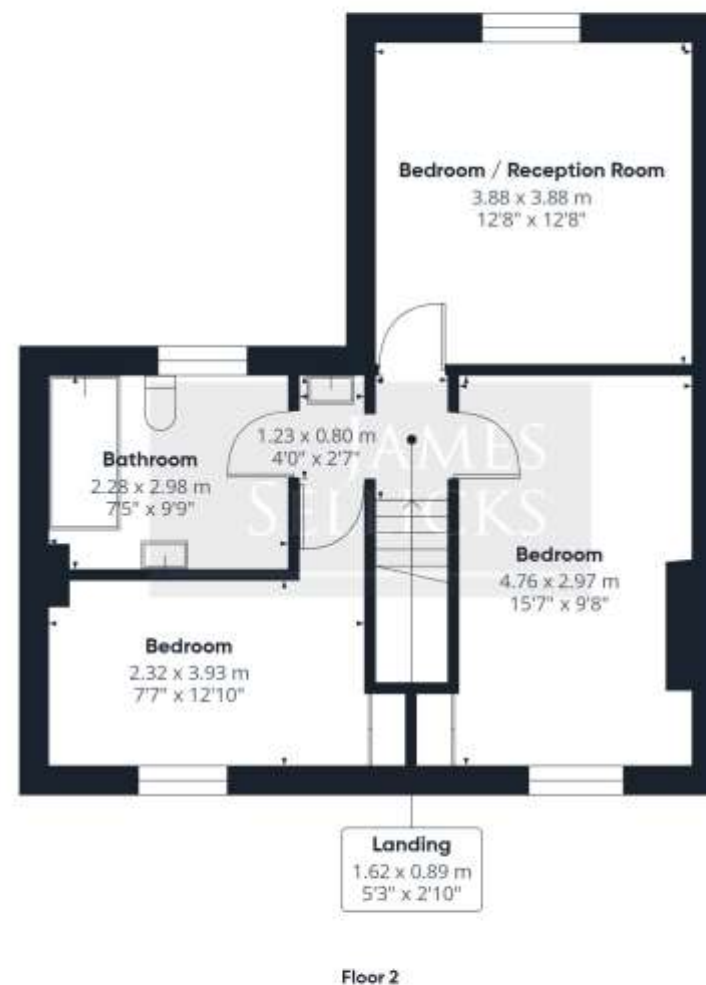
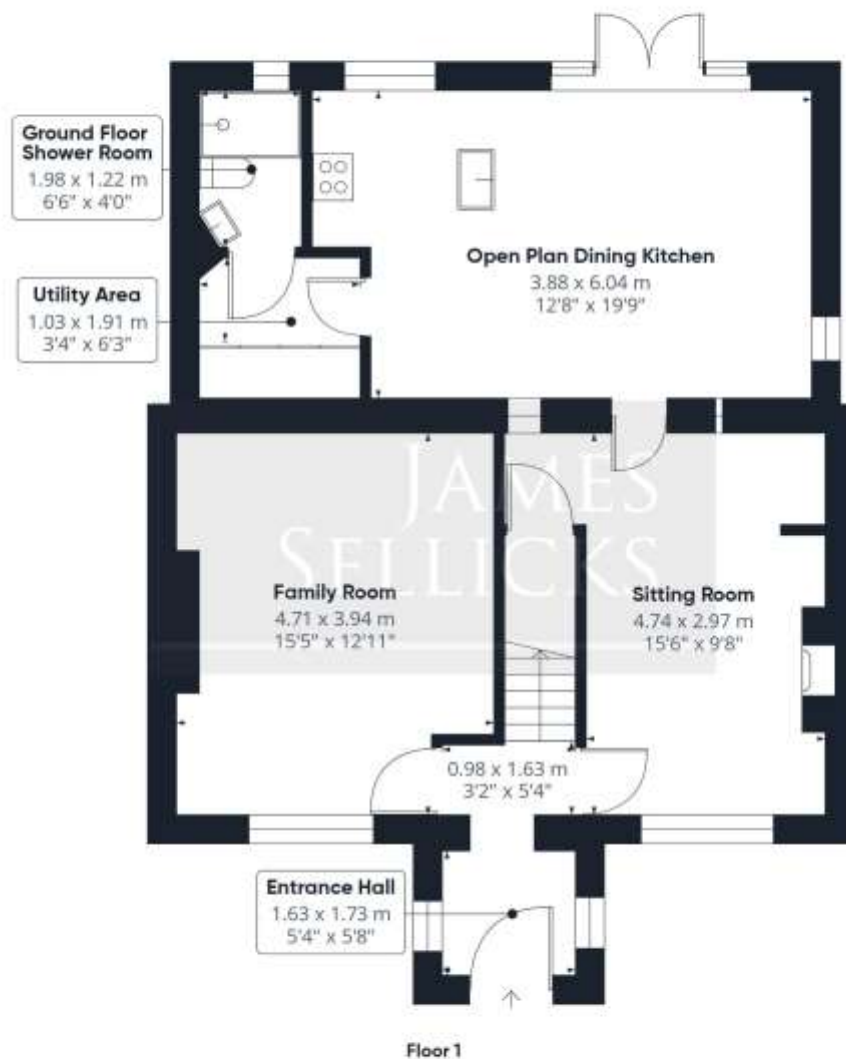
Flooding issues in the last 5 years: None

Planning issues: None

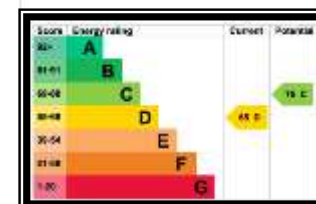
Satnav Information The property's postcode is LE17 6QN, and house number 4.







Approximate total area⁽¹⁾
116.2 m²
1248 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.



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