

School Lane

LUBENHAM
MARKET HARBOROUGH, LE16 9TW



JAMES
SELICKS

A fantastic, spacious and versatile, four bedroom detached family home with rear gardens, situated at the top of this quiet cul-de-sac located in the village of Lubenham

• Entrance hall • Downstairs WC • Breakfast Kitchen • Dining Room • Sitting Room • Conservatory • Four Bedrooms • Family Bathroom • En-Suite • Large Driveway • Double Garage • Private Rear Garden • EPC - C

Accommodation

A welcoming entrance porch, with a glazed front door and side windows opens into a light and airy reception hall with staircase rising to the first-floor landing. Just off the hall is a convenient downstairs WC.

The breakfast kitchen enjoys a window to the front elevation and offers a comprehensive range of fitted base and wall units with complementary work surfaces, inset sink and drainer, and a Rangemaster-style cooker with tiled splashback and extractor hood above. There is ample space for a fridge-freezer and plumbing for a dishwasher. The kitchen is further enhanced by tiled flooring and exposed beams, adding character and warmth.

To the rear, the dining room overlooks the garden and flows through an archway into the sitting room. This generous living space features a window to the front of the property, a striking feature fireplace, and French doors leading directly into the conservatory. Bathed in natural light, the conservatory enjoys lovely views across the rear garden and provides access via double doors onto the patio—perfect for summer entertaining.

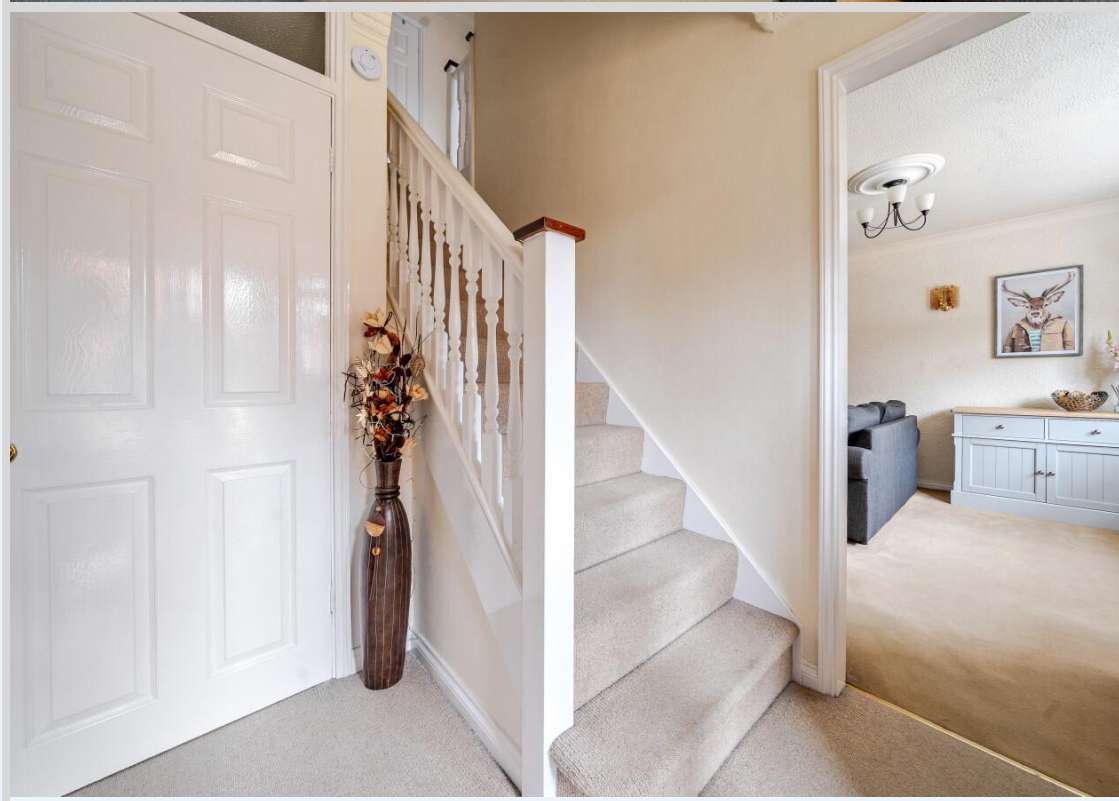
The landing area offers access to the loft and houses an airing cupboard. The principal bedroom benefits from a window to the front elevation, built-in wardrobes, and a private en-suite featuring wash basin, WC, and double shower cubicle. Bedroom two also overlooks the front and includes built-in storage. Bedroom three enjoys views to the rear, while bedroom four is a standout feature with built-in wardrobes and French doors opening onto a balcony with delightful views over the garden.

A well-presented family bathroom serves the remaining bedrooms, fitted with a three-piece suite.

Outside

Positioned at the top of a quiet cul-de-sac, the property is approached via a large private gravel driveway providing generous parking for multiple vehicles. A detached double garage built in brick offers twin up-and-over doors along with power and lighting.

The property enjoys a wonderful south-facing rear garden, beautifully landscaped and with a choice of paved patio and block-paved seating areas along with a spacious lawn. Fully enclosed by established boundary walls and fencing, the garden offers excellent privacy and a tranquil setting





TEA
HONEY
CHAI
EARL GREY
GREEN
ENGLISH BREAKFAST
BLACK TEA
HERBAL
OOLONG
PEPPERMINT
STEEP



Living Room
Activity This Autumn



Location

Lubenham is a highly sought-after Leicestershire village located just a couple of miles west of Market Harborough. Renowned for its strong sense of community and picturesque rural charm, the village offers a peaceful lifestyle while remaining perfectly connected. Lubenham benefits from a popular primary school, village hall, church and a traditional country pub, along with scenic countryside walks on the doorstep.

Tenure: Freehold.

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

Listed Status: none.

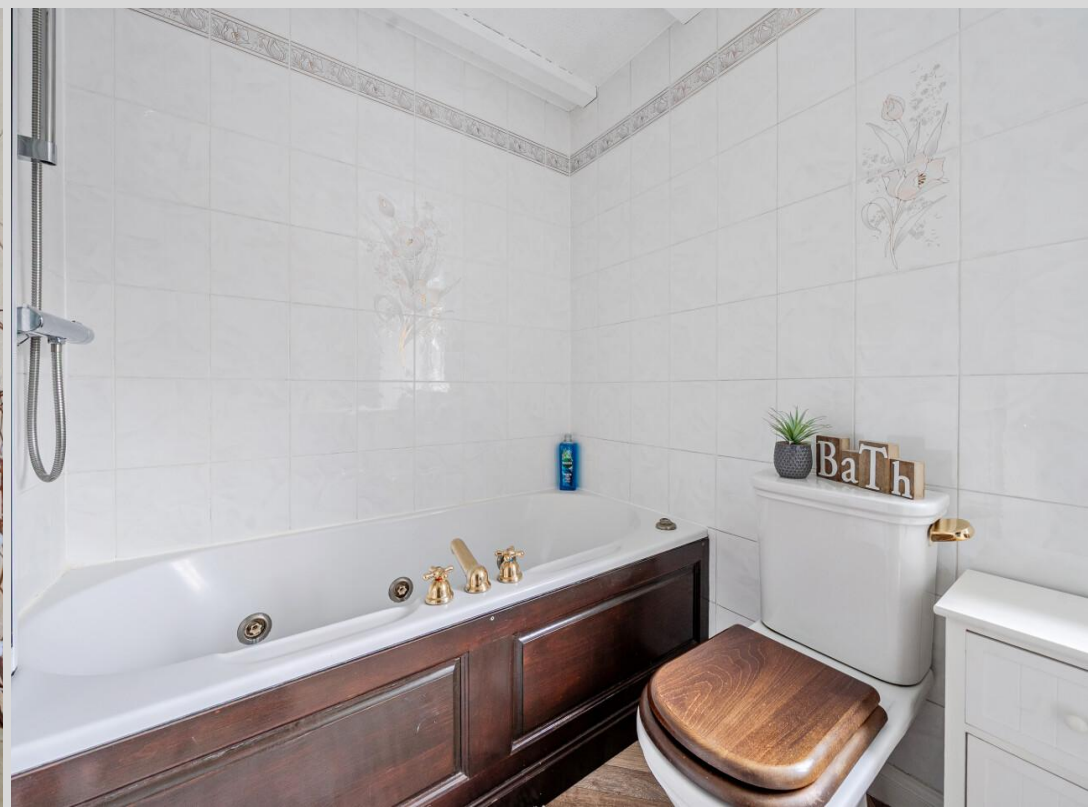
Conservation Area: Lubenham Conservation Area.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full Fibre Broadband (FFP).

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

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

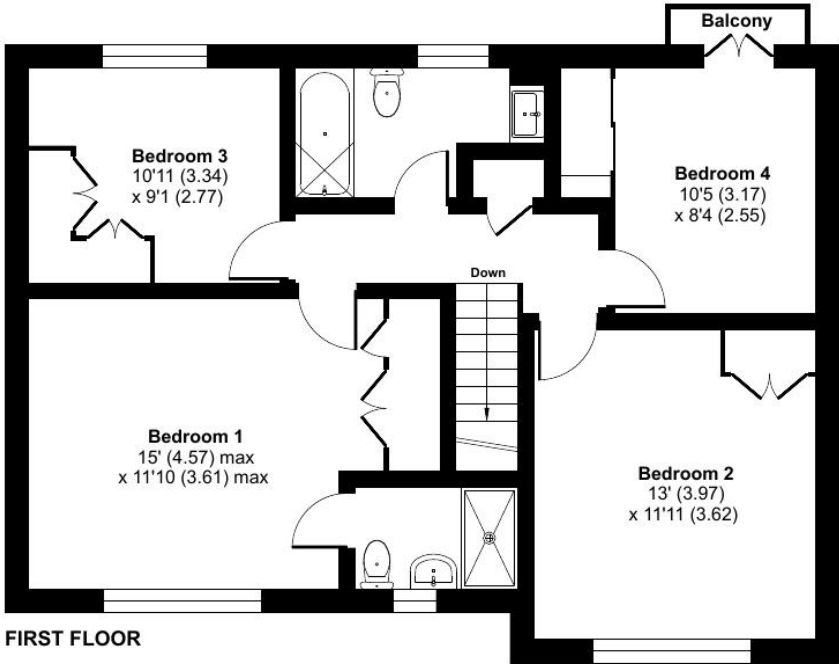
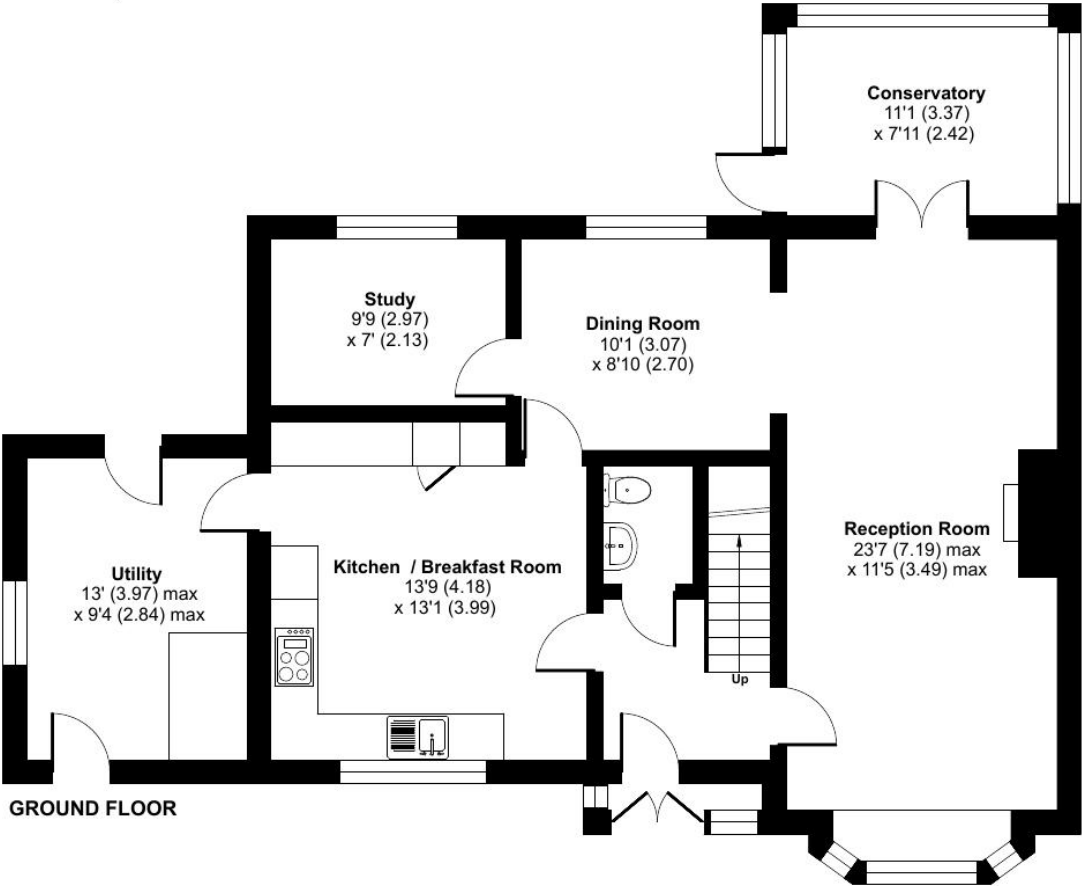




School Lane, Lubenham, Market Harborough, LE16

Approximate Area = 1755 sq ft / 163 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Leicester Office
01162 854 554

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.

