



4 LUBENHAM HILL MARKET HARBOURGH, LE16 9DQ



#### 4 LUBENHAM HILL

£360,000 Freehold

The ever-popular Lubenham Hill is home to this truly unique three bedroom semi-detached property and is one of the only remaining original art-deco style properties in Market Harborough. The property occupies a generous plot with off-road parking for up to five vehicles and access to the detached single garage. The house still maintains many of its original character features that encapsulate the art-deco style, for example the ornate sun design to the front door, original wooden flooring and of course the defining flat roof. The property has been extended several times to include both a utility space and a conservatory to the side. To the first floor you will find three bedrooms all of a good size all serviced by the newly modernised family bathroom. The landing space is a statement space in itself with a skylight allowing light to flood through the whole of the first floor. The rear garden allows plenty of scope to be utilised as you wish!





#### **ENTRANCE HALL**

6' 10" x 11' 05" (2.08m x 3.48m)

#### **LOUNGE**

16' 05" x 13' 00" (5m x 3.96m)

#### **DINING ROOM**

10' 11" x 11' 01" (3.33m x 3.38m)

#### **CONSERVATORY**

10' 00" x 7' 05" (3.05m x 2.26m)

#### **KITCHEN/BREAKFAST ROOM**

18' 08" x 7' 11" (5.69m x 2.41m)

#### **STORE**

3' 09" x 3' 09" (1.14m x 1.14m)

#### **WC/UTILITY ROOM**

6' 06" x 5' 09" (1.98m x 1.75m)

#### **BEDROOM ONE**

14' 10" x 12' 10" (4.52m x 3.91m)

#### **BEDROOM TWO**

11' 01" x 10' 11" (3.38m x 3.33m)

#### **BEDROOM THREE**

9' 02" x 7' 10" (2.79m x 2.39m)

#### **BATHROOM**

8' 08" x 5' 11" (2.64m x 1.8m)

#### **OUTSIDE**

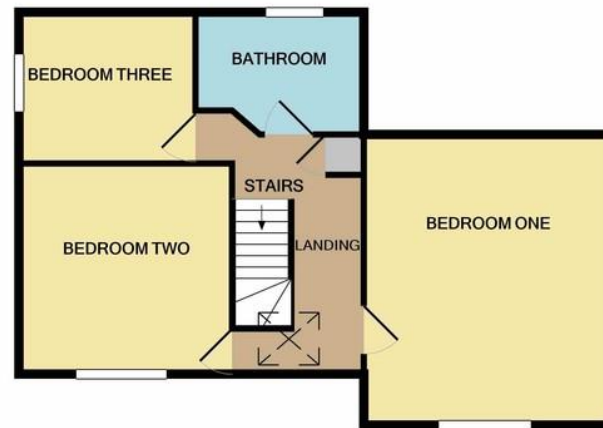
The property sits on a generous plot and is set back from the road with a brilliant amount of space to both the front, side and rear. The front garden is enclosed by a low-level fence and is mostly laid to lawn with mature borders of plants and shrubs, a mature blossom tree and a paved path to the front door. There is a gravelled driveway providing off road parking for up to five vehicles, access to the single garage in a detached unit and gated access to the side and rear.

There is a hard-standing area to the side of the property which can be used how you see fit with gated access to the rear garden. The garden is mostly laid to lawn with a raised patio seating area, two timber framed sheds (one with power and thus creating a great opportunity for a workshop), an outdoor tap and gated access to the front of the property.





GROUND FLOOR



1ST FLOOR

**TENURE**

Freehold

**SERVICES**

Mains electricity and water connected.

Gas fired central heating.

**LOCAL AUTHORITY**

Harborough District Council

**VIEWING**

Strictly by appointment with the selling agents.

EPC- to be confirmed.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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