



3 LAUGHTON COURT LUBENHAM, MARKET HARBOROUGH, LE16 9UW

3 LAUGHTON COURT

£430,000 Freehold

This beautifully presented four bedroom detached property is ideal for family living at its finest. The property boasts 8 years remaining on its new build guarantee complete with its modern finishes throughout combined with spacious living. The property briefly comprises; a lounge, a kitchen/dining room, a spacious conservatory, a WC, and to the first floor, a double aspect master bedroom with en suite, two further double bedrooms, a single bedroom/study and a family bathroom. With a delightful front and rear garden, the property benefits from beautiful scenery with the rear garden overlooking the open countryside. Situated in the quaint village of Lubenham, the property also benefits from its close proximity to Market Harborough's charming town centre with the abundance of amenities it offers. Viewing is recommended to fully appreciate everything this property has to offer!





LOUNGE

21' 00" x 11' 05" (6.4m x 3.48m)

KITCHEN/DINING ROOM

20' 11" x 9' 11" (6.38m x 3.02m)

UTILITY ROOM

6' 07" x 5' 11" (2.01m x 1.8m)

CONSERVATORY

14' 03" x 5' 08" (4.34m x 1.73m)

BEDROOM ONE

20' 11max" x 8' 03max" (6.38m x 2.51m)

ENSUITE

6' 01" x 5' 07" (1.85m x 1.7m)

BEDROOM TWO

10' 07" x 10' 00" (3.23m x 3.05m)

BEDROOM THREE

10' 00max" x 9' 11max" (3.05m x 3.02m)

BEDROOM FOUR

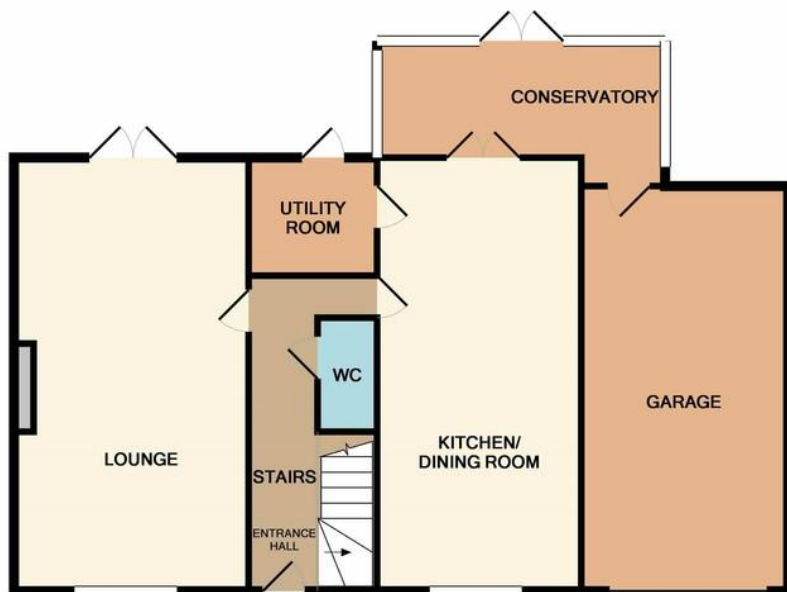
10' 09max" x 9' 11max" (3.28m x 3.02m)

BATHROOM

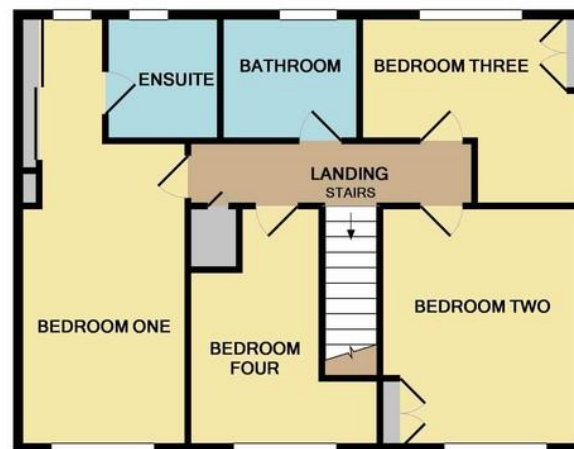
6' 09" x 6' 01" (2.06m x 1.85m)

OUTSIDE

To the front of the property is a delightful front garden with a paved pathway leading to the front door bordered by mature plants, a lawned area, gated access to the rear of the garden, a hard standing bricked area with space for two cars, and a single garage. To the rear of the property is a large lawned area, a patio seating area, and views over the countryside.



GROUND FLOOR



1ST FLOOR

TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

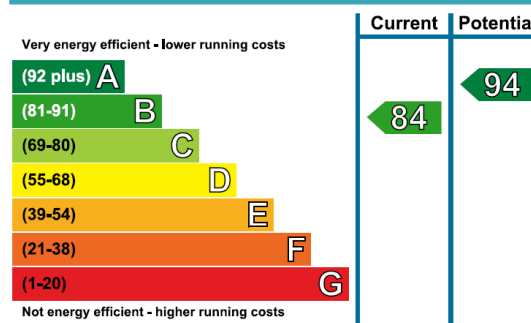
LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

Energy Efficiency Rating



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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