



**41 THE GREEN** LUBENHAM, MARKET HARBOROUGH, LE16 9TD



## 41 THE GREEN

£425,000 Freehold

To say you can't get a much better location than this would be a correct assessment of this four bedroom property overlooking The Green in the quaint village of Lubenham. From simply turning into the lane you get that sense of peace and village living. This house has been architecturally designed so as to make the most of the views from every aspect and a prime example of this is the balcony overlooking The Green itself. Inside, the property is in need of some nurturing and modernising but once you have done this you will have yourself a real gem of a property that will serve you well for many years and even has the potential for complete ground floor living. Having been built from the ground up by the current owner who resided in the property for almost 50 years, there is a sense that you would be buying something more than just a house, but you would be purchasing a slice of family history, ready to start its new journey.







#### **STUDY**

6' 10" x 8' 01" (2.08m x 2.46m)

#### **LOUNGE**

15' 09" x 11' 10" (4.8m x 3.61m)

#### **DINING AREA**

12' 02" x 9' 06" (3.71m x 2.9m)

#### **KITCHEN**

13' 00max" x 11' 02max" (3.96m x 3.4m)

#### **RECEPTION ROOM**

14' 06" x 12' 01" (4.42m x 3.68m)

#### **BEDROOM ONE**

11' 10" x 11' 07" (3.61m x 3.53m)

#### **BEDROOM TWO**

11' 11" x 9' 07" (3.63m x 2.92m)

#### **BEDROOM THREE**

13' 02max6" x 6' 07max" (3.1m x 2.01m)

#### **BEDROOM FOUR**

10' 01" x 6' 09" (3.07m x 2.06m)

#### **BATHROOM**

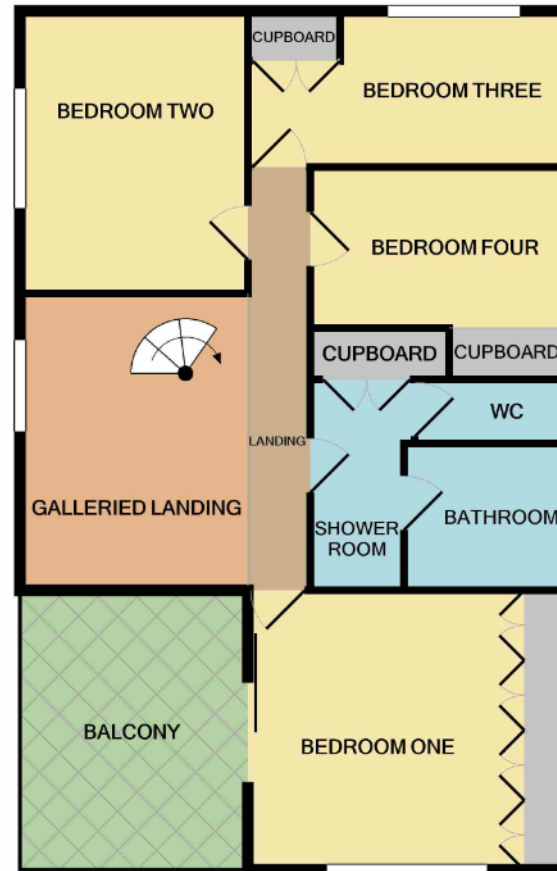
9' 09max" x 8' 10max" (2.97m x 2.69m)

#### **OUTSIDE**

To the front of the property there is a hard standing shared driveway providing off road parking for several cars. The front garden is mostly laid to lawn and has an assortment of mature plants and trees including a Hydrangea, mature Rose bushes and a Silver Birch tree. There is the green directly opposite the property- just perfect for morning walks!

The rear garden is peaceful and serene. It is mostly laid to lawn with a pond, a paved patio seating area, raised beds with timber sleepers, mature trees such as an apple tree, mature rose bushes and a blackberry bush ripe for the picking! There is also an outside tap and access to the front of the property.





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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