



36 LUBENHAM HILL MARKET HARBOROUGH, LE16 9DQ

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£500,000 Freehold

Boasting a generous plot on the ever popular Lubenham Hill you will be delighted to discover this fantastic four bedroom detached property with its own annex. There are character features in abundance such as an original wooden front door, stained glass windows and feature open fireplaces. There is much to be desired in this home and you will be captivated by its history and charm. The spacious annex extension built to the side of the property offers independent living with a dedicated entrance hall, kitchen, bathroom and bedroom/sitting room with doors leading out onto the rear garden. The surrounding plot has as much to offer as the inside as you will find a detached garage with wood store, a beautiful mature garden that has been lovingly looked after by the current owner and includes a greenhouse and vegetable patches. This really will make any new owner a brilliant family home.





ENTRANCE HALL

10' 11max" x 10' 11max" (3.33m x 3.33m)

LOUNGE

15' 02max" x 13' 11" (4.62m x 4.24m)

KITCHEN

11' 04" x 10' 09max" (3.45m x 3.28m)

DINING ROOM

15' 10max" x 13' 00" (4.83m x 3.96m)

ANNEX ENTRANCE HALL

ANNEX BATHROOM

ANNEX KITCHEN

ANNEX BEDROOM/SITTING ROOM

BEDROOM ONE

13' 11" x 12' 07min" (4.24m x 3.84m)

BEDROOM TWO

13' 01max" x 11' 06max" (3.99m x 3.51m)

BEDROOM THREE

10' 00" x 7' 06" (3.05m x 2.29m)

BATHROOM

10' 10max" x 8' 11max" (3.3m x 2.72m)

OUTSIDE

This is a picture perfect property and has fantastic Kerb appeal. There is a gravelled front drive providing off road parking for several vehicles, a detached garage with wood store, a front garden which is mostly laid to lawn with mature borders, access to the Annex and also gated access to the rear garden.

The rear garden is mostly laid to lawn with a paved patio seating area, an outside light and tap, a hard standing path that leads to the greenhouse and vegetable patches, a timber framed shed construction and a beautiful pergola with mature rose climbers over.



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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