



10 SCHOOL LANE LUBENHAM, LEICESTERSHIRE, LE16 9TW



10 SCHOOL LANE

£495,000 Freehold

The quaint village of Lubenham is the picturesque backdrop for this fantastic five-bedroom detached family home. One thing that you can say about this property with certainty is that it offers plenty of space for easy and convenient living spread out over three floors. The property has been generously extended to the rear to create a fantastic open plan living area overlooking the inviting rear garden. The country style kitchen leads on to an impressive family room fit with sliding doors onto the patio seating area and a vast skylight, thus creating a beautifully bright and airy room. There are several reception rooms to the ground floor and the space continues to the first and second floor as you will discover five double bedrooms, a spacious family bathroom with free standing roll top bath and the master bedroom is serviced by a dedicated ensuite. From the rear garden get a lovely feeling of being in a peaceful village with the added benefit of not being overlooked.



**LIVING ROOM**

24' 07" x 10' 11" (7.49m x 3.33m)

DINING ROOM

14' 05" x 11' 03" (4.39m x 3.43m)

KITCHEN

11' 11" x 9' 05" (3.63m x 2.87m)

BREAKFAST ROOM

12' 08" x 11' 04" (3.86m x 3.45m)

STUDY

10' 04" x 7' 05" (3.15m x 2.26m)

UTILITY ROOM

7' 10" x 7' 05" (2.39m x 2.26m)

SNUG/FRONT ROOM

10' 07" x 9' 05" (3.23m x 2.87m)

MASTER BEDROOM

11' 08" x 10' 11" (3.56m x 3.33m)

EN-SUITE

7' 08" x 5' 10" (2.34m x 1.78m)

BEDROOM TWO

10' 11" x 9' 11" (3.33m x 3.02m)

BEDROOM THREE

10' 07" x 9' 05" (3.23m x 2.87m)

BATHROOM

12' 11" x 9' 05" (3.94m x 2.87m)

BEDROOM FOUR

13' 10" x 11' 00" (4.22m x 3.35m)

BEDROOM FIVE

13' 10" x 12' 02" (4.22m x 3.71m)

OUTSIDE

To the front is ample off road parking for several vehicles with a gravelled area, a low level bricked wall, gated access to the rear garden and access to the garage.

The rear garden is a peaceful and tranquil space. It is mostly laid out lawn with mature borders of an array of plants and trees, three outdoor lights and gated access to the front of the property. There is a further patio seating area towards the back of the garden with access to the sizeable timber framed shed which could easily provide additional living space or handy storage.

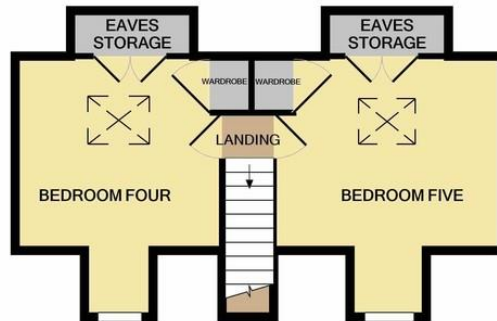




GROUND FLOOR



1ST FLOOR



2ND 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.