



CHURCH LANE COTTAGE, THORPE LANGTON



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A charming property situated within the sought after village. Originally a Georgian cottage, the property has been extended and improved over recent years and has planning consent for further extension. Church Lane Cottage has been renovated to exacting standards by the current vendors and expertly blends a mix of old and new. The accommodation is set over three floors and briefly comprises three reception rooms, kitchen, five bedrooms and two bathrooms.

GROUND FLOOR

- Three reception rooms
- Kitchen with pantry
- Conservatory
- Cloakroom/ utility room

FIRST FLOOR

- Three double bedrooms
- Bathroom
- Shower room and w.c.

SECOND FLOOR

- Two bedrooms
- Eaves storage

FEATURES

- Gardens
- Gated driveway
- Garage

LOCATION

This popular village stands on the edge of the Welland Valley, north of the market town of Market Harborough and is surrounded by some of Leicestershire's finest countryside.

A comprehensive range of shopping and leisure facilities are available in Market Harborough along with a mainline rail link to London St Pancras international which can be reached in approximately one hour.

There is easy access to the extensive Midlands motorway network; Junction 20 of the M1 motorway is about 18 miles to the west of Thorpe Langton, at Lutterworth, and the A14 (A1/M1 link road) is approximately 9 miles to the south at Kelmarsh.

A primary school and private pre-school are located in the neighbouring village of Church Langton. Other schools in the area include Leicester Grammar, Stoneygate Preparatory at Great Glen and Spratton Hall. Public schools can also be found in Uppingham and Oakham. State schools are at Market Harborough, Kibworth and Uppingham.

Golf courses can be found at Kibworth Beauchamp, Leicester, Market Harborough and Kilworth Springs. Water sports and fishing are available at Rutland Water, Saddington Reservoir and Eyebrook Reservoir near Uppingham.

OUTSIDE

To the front of the property a five-bar timber gate opens onto a spacious drive and provides ample off-road parking for several vehicles.

GARAGE

Of brick construction with up and over door, courtesy door to the side, power and light.

GARDENS

To the front of the property a large expanse of lawn is flanked by specimen planting. To the side of the property, the lawn is interspersed with trees and shrubs and established planting. To the rear of the property there is an extensive patio area, ideal for all outdoor entertaining and al-fresco dining.

The boundary is depicted by a close boarded timber fence. Church Lane Cottage offers a high degree of privacy with views of the church to the front and benefits from a generous size plot.



PLANNING PERMISSION

Planning consent has been given for Demolition of existing conservatory and garage, erection of a two storey side extension and erection of a single storey rear extension, erection of a replacement triple garage including carport with playroom above, removal of existing front gates and fence and erection of new boundary wall and gates.

Consent can be viewed via Harborough District Council 23/00582/FUL.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

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