



TERLINTONE HOUSE | TUR LANGTON



TERLINTONE HOUSE, TUR LANGTON, LEICESTERSHIRE. LE8 0PJ

An opportunity to purchase a detached four bedroom property surrounded by fine housing stock and situated on a substantial plot with well maintained landscaped gardens.

The accommodation comprises Entrance hall, study, kitchen, sitting room, dining room, utility & cloakroom. To the first floor there are four bedrooms and two bathrooms. To the outside the property has a double detached garage and boasts delightful mature gardens, with the option to purchase a paddock to the rear.

GROUND FLOOR

STUDY
SITTING ROOM
DINING ROOM
FULLY FITTED KITCHEN
UTILITY & CLOAKROOM

FIRST FLOOR

GALLERIED LANDING
MASTER BEDROOM
THREE FURTHER BEDROOMS
EN-SUITE SHOWER ROOM
FAMILY BATHROOM

OUTSIDE

LANDSCAPED GARDENS
DOUBLE DETACHED GARAGE
OPPORTUNITY TO PURCHASE
PADDOCK

FEATURES

SPACIOUS ACCOMMODATION
HIGH DEGREE OF PRIVACY
ALARM SYSTEM
CHAIN FREE
EPC D

LOCATION

This attractive 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.

The village benefits from a public house, country church and village hall. The Manor has a café, hairdressers and various retailers. 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 15 miles to the west of Tur Langton, at Lutterworth, and the A14 (A1/M1 link road) is approximately 8 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 the boundary is depicted by an established mature hedge, a large expanse of lawn is interspersed with specimen trees and planting.

To the rear of the property there is a generous patio, ideal for outdoor entertaining, an expanse of lawn boasting mature planting, specimen trees and shrubs. The boundary to the rear is depicted by mature planting.

PADDOCK

The paddock to the rear is available to purchase separately at a sum of £50,000

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Make the move

