

## 18 Thornton Crescent, Church Langton, LE16 7TA



**£325,000**

Welcome to this charming property located on Thornton Crescent in the picturesque village of Church Langton. This delightful semi-detached house boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over. The property is superbly presented throughout, ensuring that you can move in and start enjoying your new home straight away. With parking available for multiple vehicles on the driveway and a carport, you won't have to worry about finding a spot after a long day at work. Church Langton is a highly sought-after village known for its peaceful surroundings and sense of community. Being close to Market Harborough provides easy access to a range of amenities, including shops, restaurants, schools and train station making it an ideal location for families. One of the standout features of this property is the potential for extension, subject to the necessary planning permissions. This offers you the opportunity to tailor the space to your specific needs and create the home of your dreams.

Entrance Hall 10'0" x 4'9" (3.05m x 1.45m)



Accessed via a timber framed front door. UPVC double glazed window to front aspect. Doors off to: Lounge and kitchen. Stairs rising to: First floor. Radiator.

Lounge/Diner 19'1" x 12'11" (5.82m x 3.94m)



A light, bright and airy room with plenty of room to relax and dine with a lovely connection to the rear garden.

(Lounge Area)



UPVC double glazed 'French' doors out to: Rear garden. Chimney breast (ability to open up and put in a log burner). TV point. Exposed wooden floorboards. Radiator.

(Dining Area)



UPVC double glazed window to front aspect. Exposed wooden floorboards. Telephone point. Radiator.

**Kitchen 15'4" x 8'4" (4.67m x 2.54m)**



Having a selection of fitted base and wall units with a solid wooden worktop over and a single bowl composite sink with drainer. There is a high level double oven, an induction hob, extractor, integral slimline dishwasher, space and plumbing for a freestanding washing machine and a space for an 'American' style fridge/freezer. UPVC double glazed window to rear aspect. Wooden stable door out to: Carport. Door off to: WC. Access to under stairs storage cupboard. LED spotlights. Vertical wall mounted radiator. Vinyl flooring.

**(Kitchen Photo Two)**



**WC 3'3" x 2'6" (0.99m x 0.76m)**



Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. Vinyl flooring. Boiler.

## Landing

Doors off to: Bedrooms and bathroom. Loft hatch access with drop down ladder. LED spotlights. Radiator.

**Bedroom One 13'1" x 11'0" (3.99m x 3.35m)**



UPVC double glazed window to front aspect. Built in wardrobes with drawers. Radiator.

(Bedroom One Photo Two)



Bedroom Two 13'8" x 7'11" (4.17m x 2.41m)



UPVC double glazed window to rear aspect. Built-in wardrobe with clothes hanging rail. Radiator.

(Bedroom Two Photo Two)

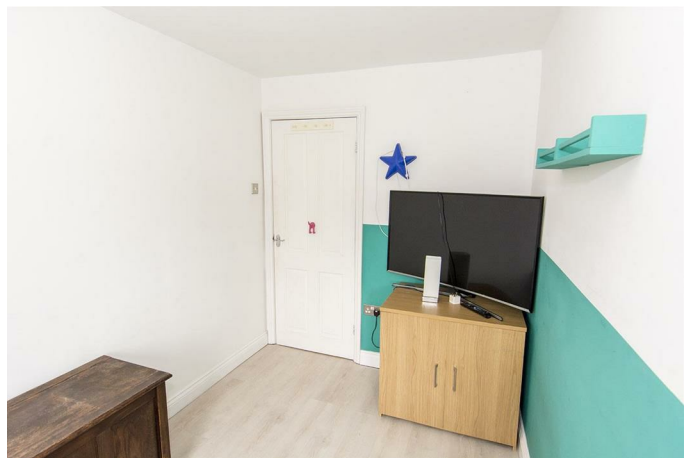


Bedroom Three 10'11" x 10'0" max (3.33m x 3.05m max)



Two UPVC double glazed windows to front aspect. Laminate wooden flooring. Radiator.

(Bedroom Three Photo Two)



Bathroom 9'5" x 5'6" (2.87m x 1.68m)



Comprising: 'P' Shaped bath with an electric power shower over and feature wall tiling, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed windows to rear and side aspects. LED spotlights. Extractor. Tiled flooring. Chrome heated towel rail.

(Bathroom Photo Two)



Outside



The property benefits from a good sized plot offering a block paved driveway providing parking for multiple vehicles, a front garden area laid to lawn with mature and established planted borders and hedge. Double wrought iron gates lead through to the Carport area with the continuation of block paving and access to the rear garden. The delightful and well tended rear garden is fully enclosed and private with a paved patio seating area, lawn, raised wooden planted borders with the added bonus of a wooden shed ideal for garden tool storage.

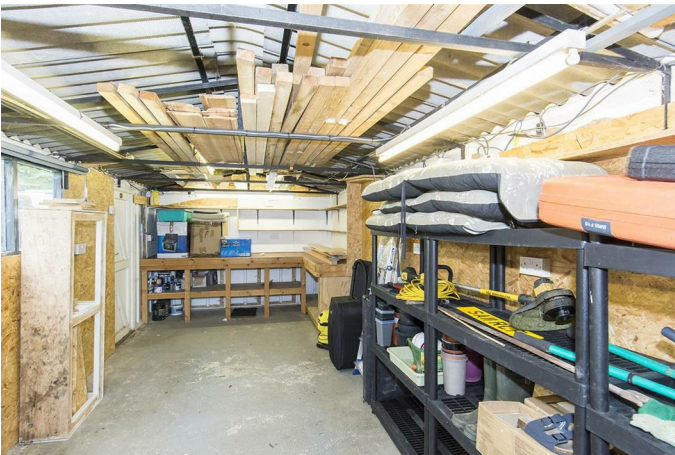
(Outside Photo Two)



(Rear Aspect Photo)

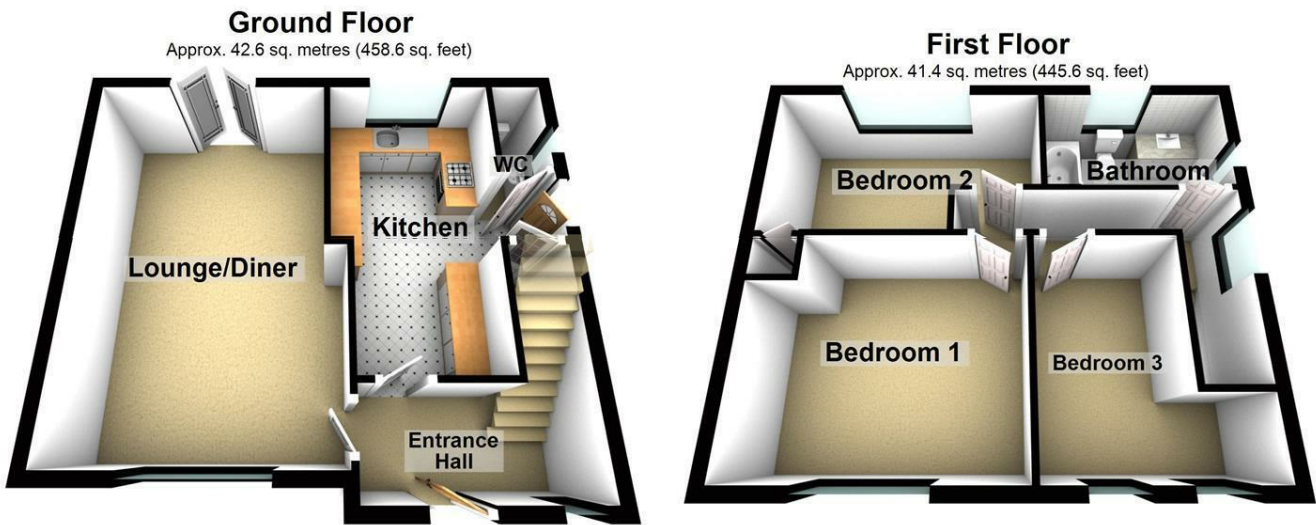


Garage/Workshop & Carport



The extremely handy and versatile garage has two pedestrian doors and a window to the front aspect. The garage could easily be converted back by installing a garage type door. There is power and light.

Floor Plan



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

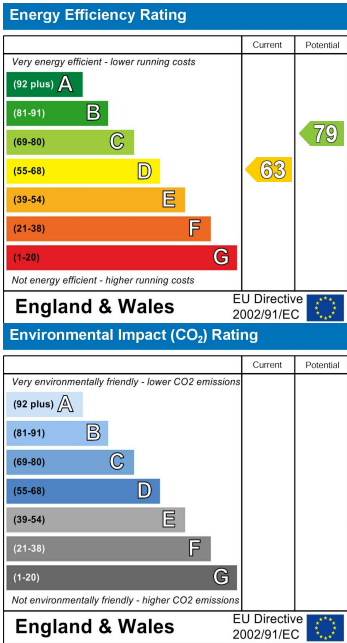
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise