

# HENDERSON CONNELLAN

ESTATE AGENTS



“Sunnybank”





Sunnybank,  
60 Swingbridge Street  
Foxton  
LE16 7RH

£750,000





# “Sunnybank”

Formally the old Laundry House for the original Lubenham Hall, Sunnybank is a charming four bedroom detached cottage dating back to 1760's, boasting an impressive plot with its delightful gardens, generous proportions, a double garage, and offering the potential for further modernisation and an additional dwelling or extension subject to planning permission!







## Property Highlights

This fantastic Georgian property features a host of period fixtures and fittings to include traditional sash windows and timber panelled doors, exposed beamed ceilings, deep skirting boards and period fireplaces, whilst also benefitting from a rear single storey extension.

Offered for sale with no upward chain!

Positioned on a country lane in the picturesque village of Foxton, conveniently located within walking distance to the local pub, church, village hall, primary school and the locks with stunning walks along the Grand Union Canal. Market Harborough is just a short drive away with a variety of independent local shops and restaurants, schools and the train station with excellent commuter rail links.

Entrance is gained through a charming panelled cottage door into a welcoming entrance hall features deep skirting boards, a fitted floor mat, ample space for coat and shoe storage, access to a ground floor shower/utility room and stairs rise to the first floor.

Beautifully appointed living room featuring a traditional sash window to the front elevation, and a bay window overlooking the rear elevation flooding the room with natural light. The room also features a charming timber beam to the ceiling, an exposed brick fireplace with a tiled hearth and a side door leads to the rear garden.





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Formal dining room benefitting from a traditional sash window to the front elevation, windows to the side elevation, a charming timber beam to the ceiling, ample space for a large dining table and chairs, a period Goodwood log stove with a tiled hearth and timber mantle, and an entrance into the kitchen.

Well-presented kitchen/dining room boasting a dual aspect, an array of timber beams to the ceiling, attractive tiled flooring and space for a dining table and chairs.

The fitted kitchen comprises a host of shaker style eye and base level units, a roll top work surface, ceramic wall tiles, a CDA stainless steel one of a half bowl sink with a mixer tap and draining board, a double oven, a four ring gas hob and space for a freestanding dishwasher.

Off the kitchen is a utility area with continued tiled flooring, space for a fridge freezer, a separate door to an additional WC and access into the conservatory.

Naturally light conservatory offering delightful 180 degree views of the garden, tiled flooring, light and central heating, a door to the driveway and French doors lead out to the garden.

Ground floor shower room comprising a chrome heated towel rail, ceramic tiled splash-backs, space and plumbing for a washing machine, a roll top work-surface and drawers and a three piece suite incorporating a tiled enclosed shower cubicle, a wash hand basin and a low level WC.





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An ornate staircase rises to a well-proportioned galleried first floor landing with continued traditional panelled doors, an airing cupboard, two loft hatches and a window to the side elevation which has been designed to provide access to a potential fifth bedroom and en-suite.

Impressive main bedroom boasting two traditional sash windows, ample space for a king size bed, fitted wardrobes and drawers, and a wall hung wash hand basin.

The second double bedroom also boasts a dual aspect with views overlooking the rear garden, fitted wardrobes and drawers, and a wall hung wash hand basin.

Bedrooms three and four are single in size with bedroom three benefiting from fitted wardrobes and drawers and bedroom four boasting a sash window to the front elevation.

Modern shower room comprising LED ceiling spot lights, ceramic floor to ceiling wall tiles and a white three piece suite to include a double width shower cubicle with a rainwater shower head, a pedestal wash hand basin and a low level WC.







## Outside

Nestled down a country lane, the property boasts a stunning double frontage with an array of delightful flower beds, beautiful wisteria, a lawn section and steps lead to the front door. To the side of the property is a gated driveway enclosed by a charming red brick wall with off road parking for three to four cars, a double garage and a beautifully maintained side garden boasting a generous lawn section, additional well stocked planted borders, a pear tree and side access to the rear garden. The generous plot offers the potential for an additional dwelling or further extension subject to planning permission.

The truly impressive rear garden is a true gardener's paradise offering a host of mature plantings, a good degree of privacy and a variety of sections wrapping around the side of the property. Directly adjoining the property is a block paved patio area featuring a charming low level brick wall stocking an array of well-maintained planted borders, space for a garden table and chairs, a green house, electricity sockets, a side door to the garage and a timber gate to the front garden. Steps rise to the remainder of the garden which is mainly laid to lawn boasting an array of mature trees, flowers, shrubbery and hedgerow, two greenhouses, one with a water butt perfect for those green fingered buyers and a timber shed is neatly tucked away providing additional storage.



# Measurements

## Living Room

25' 9" x 12' 3" (7.84m x 3.73m) max

## Dining Room

15' 0" x 13' 11" (4.57m x 4.24m) max

## Kitchen/Dining Room

17' 6" x 10' 10" (5.33m x 3.30m) max

## Utility/Shower Room

7' 8" x 6' 7" (2.34m x 2.01m)

## WC

5' 1" x 2' 8" (1.55m x 0.81m)

## Conservatory

13' 7" x 10' 8" (4.14m x 3.25m) max

## Main Bedroom

14' 11" x 11' 4" (4.54m x 3.45m)

## Bedroom Two

12' 3" x 9' 10" (3.73m x 2.99m)

## Bedroom Three

13' 5" x 7' 3" (4.09m x 2.21m) max

## Bedroom Four

12' 10" x 7' 2" (3.91m x 2.18m) max

## Shower Room

6' 11" x 6' 8" (2.11m x 2.03m)

## Double Garage/Workshop

21' 1" x 19' 10" (6.42m x 6.04m) max



63 High Street, Market Harborough,  
Leicestershire, LE16 7AF

Sales (01858) 410400

email: [marketharboroughsales@hendersonconnellan.co.uk](mailto:marketharboroughsales@hendersonconnellan.co.uk)

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