



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 8 Laughton Road, Lubenham

3 1 0





## 'A Blend of Old & New'

Originally dating back to 1918 and positioned within the popular village of Lubenham, this immaculately presented semi-detached property offers a blend of old and new, having been beautifully renovated by the current owners whilst retaining period charm.

Located in the charming village of Lubenham, the property is within close walking distance to the local pub, village green, village hall, church and countryside walks are on the doorstep. Market Harborough is just a short drive away or there is a secure footpath offering the longer walk into the town.

Entrance is gained through a traditional cottage style door into an entrance hall featuring patterned tiled flooring, a window to the side elevation and stairs rise to the first floor.

Beautifully appointed living room with a generous window overlooking the front elevation with a south facing aspect, a charming fireplace with a Carron log burner and solid oak mantle, LED lighting within the alcoves and an under stairs storage cupboard.

Stunning kitchen/dining room featuring herringbone timber effect flooring, LED ceiling spotlights, space for a dining table and chairs and an external door to the garden.

The high-quality kitchen comprises a host of matt eye and base level units, a quartz work-surface with a matching up-stand and inset draining grooves, and Blanco one and a half bowl sink with a mixer tap. Appliances include an AEG double oven with a built-in microwave, an AEG induction hob, a Neff integrated dishwasher and space for a large fridge freezer.

Stairs rise to a naturally light first floor landing with a window to the side elevation, continued panelled doors and a loft hatch to a partially, boarded, attic.

Three well-presented bedrooms all in excellent decorative order with laminate flooring.

Bedrooms one and two benefit from being double in size boasting traditional feature fireplaces, and bedroom three offers an ideal single room or study, perfect for those working from home.

Luxury family bathroom featuring attractive floor and wall tiles, a chrome heated towel rail, LED ceiling spotlights, a mirrored cabinet with built-in lighting, a wall hung storage cupboard and a white four-piece suite. The four-piece suite includes a tiled enclosed shower cubicle with a rainwater shower head and additional shower wand, a bath with a mixer tap and shower attachment, a stylish wall hang wash hand basin and a low level WC.

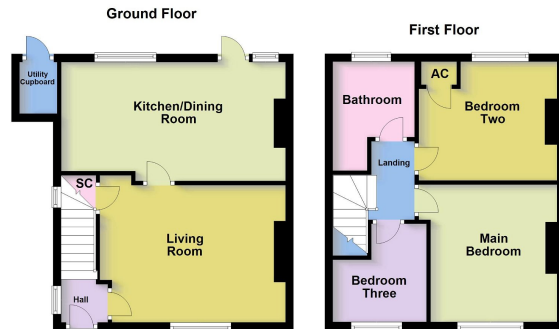
Adjoined to the property is a brick-built utility cupboard with tiled walls, and space and plumbing for a washing machine.

Set back from the road the property boasts a neat and attractive rendered frontage, with a driveway providing off road parking for two to three cars, a canopy over the front door and a side gate into the rear garden.

The delightful rear garden has been beautifully designed and features a paved patio area and additional decked area ideal for outdoor entertaining, a well-kept lawn, and host of well stocked floor level and raised planted borders. To the top of the garden is a timber shed, and to the side of the property is a log store, additional storage shed and a gate to the front elevation.







- Living Room - 4.42m x 3.48m (14'6" x 11'5")
- Kitchen/Dining Room - 5.44m x 3.02m (17'10" x 9'11")
- Utility Cupboard - 1.32m x 0.94m (4'4" x 3'1")
- Main Bedroom - 3.51m x 3.23m (11'6" x 10'7")
- Bedroom Two - 3.53m x 3.02m (11'7" x 9'11")
- Bedroom Three - 2.59m x 2.29m (8'6" x 7'6")
- Bathroom - 2.69m x 1.93m (8'10" x 6'4")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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

