



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cranoe Road, Tur Langton

4 1 1



“Extended Village Living with a Garden and Views to Impress!”

Offered for sale with no chain, the property also benefits from a two storey rear extension creating a utility/boot room and a downstairs WC on the ground floor, and a double bedroom on the first floor. In addition to this the attic has also been partially converted to create an additional space with two velux windows.

Entrance is gained into an entry porch with a fitted floor mat, ample space for storage and a door leads into the living room.

Beautifully appointed living room featuring a fireplace with an open fire, a stone hearth and surround and a timber mantle, a generous sized window offering delightful views of the rear garden and stairs rise to the first floor.

Fantastic kitchen/dining room boasting a dual aspect injecting an abundance of natural light from the south-west facing elevation.

Utility/boot room featuring engineered oak flooring, a roll top work-surface, a Belfast style sink with tiled splash backs, an ‘Ideal’ Boiler installed in 2019.

Guest WC featuring continued engineered oak flooring, tiled splash backs and a white two piece suite to include a wall hung wash hand basin and a WC.

Four bedrooms, three of which are double in size and all bedrooms offer stunning views of the rolling countryside.

Bedrooms one and two are situated to the rear elevation, and are of a fantastic size, both boasting large windows with views overlooking the rear garden and surrounding countryside.

The bathroom features timber flooring, a chrome heated towel rail, ceramic wall tiles and a white three piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low level WC.

Part converted loft space with access from a pull down ladder. The loft space benefits from two skylight windows, an electric radiator, power sockets and a doorway leads through to the large remaining loft space.

Neatly set back from the road, with views of the neighbouring countryside, the property features a generous frontage with a gravelled and paved driveway provides off road parking for three to four cars. There is also a paved pathway to an entrance porch, and a side door to the utility/boot room.

The delightful rear garden is of an impressive size with fields to the rear and features a variety of sections. The main section of the garden is mainly laid to lawn with a variety of well stocked planted borders, an apple tree, mature apricot tree, further matured trees, and a superb decked space ideal for those looking to entertain. A paved path leads to the rear of the garden passing a vegetable patch, a traditional water pump, a further seating space and two timber sheds. Directly adjoining the property is a generous sized patio area, a further timber shed and two low level wall enclosed stoned borders.





- Living Room 19' 0" x 12' 10" (5.79m x 3.91m) max
- Kitchen/Dining Room 18' 11" x 11' 8" (5.76m x 3.55m) max
- Utility/Boot Room 11' 7" x 13' 2" (3.53m x 4.01m) max
- WC 7' 1" x 3' 7" (2.16m x 1.09m)
- Main Bedroom 11' 0" x 10' 7" (3.35m x 3.22m)
- Bedroom Two 12' 5" x 9' 4" (3.78m x 2.84m) max
- Bedroom Three 11' 1" x 9' 7" (3.38m x 2.92m)
- Bedroom Four 8' 11" x 7' 10" (2.72m x 2.39m)
- Bathroom 6' 1" x 5' 7" (1.85m x 1.70m)
- Converted Loft Space 13' 2" x 8' 8" (4.01m x 2.64m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

