



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Hawthorns, Main Street, Lubenham

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“Modern Village Living”

Situated within the desirable village of Lubenham, this well presented home provides a fantastic open plan layout, set over three floors with a modern interior, updated kitchen and three double bedrooms!

Conveniently located in the heart of Lubenham within walking distance to the pub and village hall, and with countryside walks on the doorstep. Market Harborough is also just a short drive away (or a walk along the path next to the A4304), with a variety of independent local shops and restaurants, and a train station with links to London St Pancras within an hour.

Entrance is gained through a composite front door into the fantastic open plan kitchen/dining/living room, boasting a dual aspect injecting natural light, attractive laminate flooring and LED ceiling spotlights.

The modern kitchen comprises a host of high gloss eye and base level units, a rolltop worksurface with a matching upstand, a stainless-steel sink with a mixer tap and draining board, a new double oven, an electric hob, an integrated fridge freezer and space for a washing machine.

The well-presented living/dining area provides ample space for a large dining table and chairs, additional seating space and French patio doors provide a delightful outlook and access to the rear garden.

There is access to a separate guest WC, an understairs storage cupboard and stairs rise to the first floor.

First floor landing providing access to two out of the three double bedrooms and stairs rise to the second floor.

The main bedroom is positioned to the front elevation and features a modern en suite shower room. The en suite comprises ceramic floor and wall tiling, LED ceiling spotlights and a white three-piece suite to include a double width shower cubicle, a pedestal wash hand basin and a low-level WC.

The second bedroom is double in size, with a storage cupboard and a window overlooking the rear garden.

Family bathroom featuring ceramic floor and wall tiling, LED ceiling spotlights and a white three-piece suite incorporating a panel enclosed bath with a shower screen and shower attachment, a pedestal wash hand basin and a low-level WC.

Second floor landing leading to the third bedroom, featuring a Velux window injecting natural light.

The third bedroom benefits from fitted wardrobes, a window to the front elevation and a walk-in wardrobe with ample hanging space and a Velux window.

Set back and elevated from the road, the property boasts a neat and attractive frontage with a paved patio and canopy by the front door and block paved driveway providing off road parking for two vehicles.

The rear garden features a generous lawn, a paved patio area ideal for outdoor entertaining, a timber shed and a gate providing rear access.

There is a service charge for the maintenance of the communal areas on the development, at a charge of £396.11 per annum.





- Kitchen/Dining /Living Room - 8.38m x 4.78m (27'6" x 15'8")max
- Main Bedroom - 3.68m x 3.18m (12'1" x 10'5")max
- Bedroom Two - 4.75m x 2.9m (15'7" x 9'6")max
- Bedroom Three - 3.66m x 3.51m (12'0" x 11'6")max
- WC - 2.29m x 1.04m (7'6" x 3'5")
- En Suite - 2.31m x 1.91m (7'7" x 6'3")max
- Bathroom - 2.59m x 2.03m (8'6" x 6'8")max
- Walk in Wardrobe - 2.49m x 1.42m (8'2" x 4'8")



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

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.

