



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Church Causeway, Church Langton

4 2 1



“An Ideal Opportunity”

Situated in the picturesque and sought-after village of Church Langton, this impressive semi-detached property boasts generous proportions, a spacious corner plot, three bedrooms in the house itself and the added benefit of a fantastic one-bedroom annex, perfect for multi-generational living!

Situated in the picturesque village of Church Langton, the property is within walking distance to the village school, the local pub, countryside public footpaths and efficient access to commuter links such as the A6 and A14.

Entrance through the timber and glass panelled front door leading into the inviting entrance hall with travertine tiled flooring and stairs flowing up to the first-floor landing.

Impressive kitchen/breakfast room comprising travertine tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink with drainage board, space for a range-style cooker, an integrated fridge, dishwasher and washing machine, space for a four-seater table and chairs, and a door out to the side of the property.

Extended living/dining room of a fantastic size with a multitude of windows flooding the room with natural light.

First floor landing with access to the attic via a hatch.

Well-proportioned main bedroom with double window to the front elevation injecting natural light and fitted storage.

Two further bedrooms, one of which is double in size with the third benefitting from double windows to the front elevation.

Family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The fantastic annex space offers its own front and back doors creating the perfect space for multigenerational living or to be utilised as a home-based business (subject to relevant consents). A spacious living room in excellent decorative order flows through into a fantastic wet room with tiled flooring and walls, a low-level WC, a wash hand basin and an electric shower.

The kitchen comprises eye and base level fitted units, roll top work surfaces, a stainless-steel sink, a breakfast bar and space for a washing machine and tumble dryer. The bedroom sits off the kitchen with a window to the front elevation.

The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends and flows to the rear door of the annex. A wealth of mature trees line the perimeter creating a fantastic sense of privacy. Behind the annex is a timber shed ideal for storage and a well-maintained lawn adds to the green space.





- Living/Dining Room - 9.17m x 3.94m (30'1" x 12'11") max
- Kitchen/Breakfast Room - 4.67m x 3.43m (15'4" x 11'3") max
- Main Bedroom - 3.96m x 3.05m (13'0" x 10'0")
- Bedroom Two - 4.47m x 2.31m (14'8" x 7'7") max
- Bedroom Three - 3.1m x 3.05m (10'2" x 10'0") max
- Bathroom - 2.57m x 1.75m (8'5" x 5'9")
- Annex Living Room - 5.28m x 2.67m (17'4" x 8'9")
- Annex Kitchen - 2.64m x 2.34m (8'8" x 7'8")
- Annex Bedroom - 4.11m x 2.64m (13'6" x 8'8")
- Annex Shower Room - 2.67m x 1.19m (8'9" x 3'11")



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.

