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ESTATE AGENTS



**“Idyllic Country Living With  
Proportions To Impress!”**



Chapel Lane  
Stoke Albany  
LE16 8PW



## “Idyllic Country Living with Proportions to Impress!”

Perfectly positioned within the desirable village of Stoke Albany, this charming 1920's residence offers more than meets the eye, boasting generous proportions throughout, three double bedrooms, a converted loft space, a delightful wrap-around garden and a fantastic purpose built garden room creating a fourth bedroom or space for a home office/business (subject to relevant consent).





## Property Highlights

Set in the village of Stoke Albany with countryside walks and access to the popular village Pub, village Hall and Church, the property offers an idyllic position. The local village Wilbarston is within walking or close driving distance with the benefit of a village shop/post office, pub, church and village hall. The property is conveniently positioned with Market Harborough and Corby towns, which are within a close 10-15 minute driving distance, offering excellent amenities and commuter railway links to London.

The property has been beautifully renovated over the years, whilst retaining its character feel, benefitting from an updated gas combination boiler installed in 2021, new windows, new internal and external doors, a new bathroom, decor, and the installation of the garden room!

Entrance is gained through a charming arched composite front door into a welcoming entrance hall boasting attractive hard wood flooring, a fitted door mat, and a timber pine staircase flows up to the first floor.

Beautifully presented dining room offering a wealth of period features with its bay window to the front elevation, an excellent open fireplace and original picture rails. The room also offers the potential to have a doorway opening into the kitchen, should a buyer desire.

Spacious living room featuring attractive hardwood flooring, a fantastic multi-fuel burner, a window to the side elevation, an opening into the kitchen, and French patio doors leading out to the garden.



Charming kitchen/family room boasting a triple aspect flooding the room with an abundance of natural light, with stone-effect LVT flooring, space for a dining table and chairs, and bi-fold doors provide a delightful outlook and access to the garden.

The country-style kitchen comprises a host of shaker-style eye and base level units, a solid oak work-surface, LED ceiling spotlights, ceramic wall tiling, a stylish Belfast white ceramic one and a half bowl sink with a mixer tap and draining board. Appliances include a single oven, a four-ring induction hob and space for a freestanding fridge freezer and dishwasher.

A separate utility room is accessed externally via the French patio doors under a covered timber canopy with lighting. The utility room comprises decorative wall panelling, a glazed window, ample coat and shoe storage and space for a freestanding washing machine and tumble dryer.

Naturally light first floor landing with continued panelled doors, a window to the side elevation, and a door leading through to a staircase to the second floor.

Two out of the three double bedrooms are positioned on the first floor, with the second bedroom overlooking the rear garden.

The main bedroom features a generous window to the front elevation, space for a super-king size bed and an array of bespoke built-in wardrobes with a dressing table installed in 2023.



Modern bathroom beautifully updated in 2024, boasting attractive vinyl flooring, a heated towel rail, LED ceiling spotlights, a light-up mirrored cabinet (available under separate negotiation) and a high quality white three-piece suite. The suite incorporates a L-shaped panel enclosed bath with a shower screen and rainwater style shower over, a vanity enclosed wash hand basin and a low-level WC.

The separate door off the landing leads to an additional landing area with a window to the front elevation and the stairs flowing up to the second-floor bedroom.

The third bedroom boasts a generous size, covering the entire second floor and with a Velux window injecting natural light and a generous side window providing delightful views of the neighbouring countryside. The room also benefits from ample storage space within the eaves.

Neatly tucked-away in a peaceful no through lane, the impressive 1920's frontage, enclosed by a charming mid-level stone wall and a laurel hedge adding to the privacy. There is also a vegetable plot, a gravelled driveway sweeps up to provide off-road parking for three cars, and two side gates lead to the rear garden.





The delightful rear garden wraps around the property to both sides, offering a variety of sections to enjoy throughout the day, with gated access to the front, and on the right-hand side is the stunning garden room with French doors to the beautiful garden. A generous stone patio leads from the living room doors and steps lead up to the well-maintained lawn area with a mature border at the rear. To the left-hand side is a fantastic, sunny, raised patio area offering the ideal space to capture the best of the days sun. A timber shed also provides additional storage, a greenhouse offers space for those green-fingered souls and a paved patio leads to the Canadian cedar-wood constructed garden room with LED ceiling spotlights by the doors.

The fantastic, garden room provides a variety of uses, currently used as a home run business and offers the flexibility to be used as an office, an Airbnb (subject to relevant consent) or a fourth bedroom, perfect for visiting guests or additional family members! The space has its own consumer unit, water supply, heating with the main room featuring a heat and cooling air-conditioning unit and French patio doors and windows with fitted black-out-blinds, and a separate kitchenette and shower room. The kitchenette features eye and base level units and a work-surface with a stainless-steel sink with a mixer tap and draining board, and the separate shower room comprises a modern three-piece suite to include a shower cubicle, a wash hand basin and a low-level WC.

# Measurements

## Living Room

5.26m x 3.43m (17'3" x 11'3")

## Dining Room

3.66m x 3.35m (12'0" x 11'0")

## Kitchen/Dining Room

7.11m x 2.49m (23'4" x 8'2")

## Utility Room

2.87m x 1.35m (9'5" x 4'5")

## Main Bedroom

3.66m x 3.35m (12'0" x 11'0")

## Bedroom Two

3.48m x 3.35m (11'5" x 11'0")

## Bathroom

2.41m x 1.8m (7'11" x 5'11")

## Bedroom Three

5.05m x 3.61m (16'7" x 11'10")

## Garden Room

3.68m x 2.97m (12'1" x 9'9")

## Kitchenette

1.19m x 1.19m (3'11" x 3'11")

## En Suite

1.7m x 1.19m (5'7" x 3'11")



Ground Floor



First Floor



Second Floor



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