



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Church Lane, Church Langton

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"Hidden Gem!"

Dating back to 1880, this charming three bedroom cottage offers a hidden gem with its tasteful interior and its tranquil setting neatly tucked down a country lane, in the sought after village of Church Langton!

Highly requested village location set in the heart of Church Langton within walking distance of the primary school, traditional pub, church and countryside walks. The village is conveniently located within close driving distance of Market Harborough and offers excellent commuter links to the A6.

Entrance is gained into the beautifully appointed kitchen/dining room with tiled flooring and space for coats and shoes storage upon entrance.

Charming kitchen/dining room offering a dual aspect featuring an array of base level units with a roll top work surface and a ceramic bowl sink. There is also an integrated oven with a four ring gas hob and concealed extractor hood over recessed into a chimney breast with ceramic tiled splashbacks, an integrated dishwasher, space for a fridge/freezer and washer/dryer.

The kitchen flows wonderfully into an open dining space with space for a dining table and chairs and French doors lead out to the garden. There is also access to the utility cupboard with vinyl flooring, additional space for appliances and the potential to also be converted into a guest WC (subject to obtaining relevant consents).

Well proportioned living room with luxury vinyl tiled flooring, a wood burner with decorative tiled hearth and an exposed timber door leads to the staircase.

Three good sized bedrooms, all with a tasteful and charming decor and two of which benefit from being double in size, which are situated to the front elevation. The main bedroom offers a fitted storage cupboard and an attractive raked ceiling with an exposed timber beam. The second bedroom enjoys a wealth of character with its exposed timber floorboards.

Luxury, family bathroom offering a traditional style with a contemporary twist after being recently updated. The bathroom features a traditional towel rail, a timber window sill and a three piece suite to include a claw foot bath with shower over, a low level WC and a wash hand basin.

Nestled down a private country lane, the attractive double fronted property dating back to 1880 offers the perfect retreat. Set back from the road, the property offers a hidden gem with two bark chipping borders with a paved path leading to the front door.

The west facing rear garden offers a good degree of privacy and a low maintenance design. There is a period blue brick patio area with pathway that leads to the rear section of the garden. There is a main lawn; gravelled border and a further boarder providing an excellent seating area. To the side of the garden is a timber constructed shed ideal for storage.





- Living Room - 3.96m x 3.4m (13'0" x 11'2")
- Kitchen/Dining Room - 7.04m x 3.76m (23'1" x 12'4") max
- Bathroom - 2.41m x 1.75m (7'11" x 5'9")
- Main Bedroom - 3.99m x 2.72m (13'1" x 8'11")
- Bedroom Two - 3.48m x 2.54m (11'5" x 8'4")
- Bedroom Three - 2.49m x 2.34m (8'2" x 7'8") max



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.

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