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“Woodbine Cottage”







Woodbine Cottage  
Shangton Road  
Tur Langton  
LE8 0PN





## **“Woodbine Cottage”**

**Positioned within the sought-after picturesque village of Tur Langton, this beautifully presented and extended four bedroom detached cottage is sure to impress boasting countryside views, a stunning interior and a delightful south facing garden!**







## Property Highlights

The property is within walking distance to the renowned local pub, church and countryside walks. 'The Manor Rural Business Complex' is also located within the village offering a variety of amenities and local businesses. The A6 and A47 are within close driving distance providing easy access to Leicester, Market Harborough and Melton Mowbray and the nearby town of Market Harborough offers excellent direct rail links to London St Pancras

Dating back to the 1890's and benefitting from and a two storey side extension erected in 2007, Woodbine Cottage offers a wealth of period charm and generous proportions whilst also featuring a modern decor creating a fantastic blend of old and new.

Entrance is gained through a cottage style door into a grand entrance hall featuring timber effect flooring, LED ceiling spot lights, an exposed brick fireplace with a decorative traditional AGA and stairs rise to the first floor.

Beautifully appointed living room boasting a dual aspect flooding the room with natural light, LED ceiling spot lights, a charming exposed brick fireplace and French doors lead out to the garden.

Stunning open plan kitchen/dining room boasting a triple aspect with views overlooking the neighbouring countryside, LED ceiling spot lights, attractive tiled effect flooring, ample space for a dining table and chairs and a separate door and French doors lead out to the rear garden.





## Property Highlights

The high quality kitchen features a host of eye and base level units, a granite work-surface with a matching upstairs, a one and a half bowl sink with a mixer tap and an island providing a breakfast bar and additional storage. A host of integrated appliance include a Neff double oven, a Neff four ring electric hob, an Amica dishwasher, an undercounter fridge and freezer, and a wine cooler.

Utility room comprising of eye and base level units, a square edge work-surface, ceramic wall tiles, a stainless steel sink with a mixer tap and draining board, space for a washing machine and a tumble dryer, access to a guest WC and a door leads to the garden.

Guest WC comprising a white two piece suite to include a pedestal wash hand basin and a low level WC.

Stairs rise to a naturally light first floor landing with a velux window, access to four well-presented bedrooms and a shower room.

Truly impressive main bedroom in excellent decorative order boasting a triple aspect with a balcony offering stunning views overlooking the neighbouring countryside, a host of fitted wardrobes, ample space for a super king sized bed, LED ceiling spot lights, and access to an en-suite shower room.





## Property Highlights

Modern en-suite shower room featuring a chrome heated towel rail, LED ceiling spot lights and a white three piece suite to include a fantastic corner enclosed shower cubicle with a sauna function, a wash hand basin built within a vanity unit and a low level WC.

Bedrooms two and three are double in size and feature charming cast iron fireplaces and built in storage.

The fourth bedroom offers the flexibility to be used as a single bedroom, a nursery or home office, perfect for those working from home.

Well-presented shower room boasting a chrome heated towel rail, attractive matching floor and wall tiles, LED ceiling spot lights, a mirrored cabinet and a white three piece suite to include a double width shower cubicle with a rainwater shower head, a wall hung wash hand basin and a low level WC.







## Outside

Positioned within a stone's throw of the village centre and the neighbouring countryside the property boasts an attractive frontage with colourful planted window boxes and a canopy over the front door.

To the side of the property is a block paved driveway providing off road parking for two cars and a gate to the garden, and to the other side of the property is an additional parking space for one car.

The south facing rear garden has been beautifully designed with low maintenance in mind with a fantastic outlook overlooking the neighbouring countryside.

The main section of the garden is partly enclosed by two charming brick walls offering a good degree of privacy and boasts a raised decked area perfect for outdoor entertaining, a jacuzzi, power supply, planters stocking a variety of mature trees and shrubbery and a pebbled pathway leads to a side gate with access to off road parking.

The remainder of the garden wraps around the back of the property and features two pebble and slate chipping sections, a shed to the bottom benefitting from power supply and doors leading to the kitchen, living room and utility room.



## Measurements

### Entrance Hall

12' 8" x 9' 10" (3.86m x 2.99m) max

### Living Room

17' 6" x 12' 3" (5.33m x 3.73m)

### Kitchen/Dining Room

20' 1" x 16' 11" (6.12m x 5.15m)

### Utility

8' 10" x 7' 4" (2.69m x 2.23m)

### Main Bedroom

18' 1" x 16' 11" (5.51m x 5.15m) max

### Bedroom Two

11' 2" x 9' 9" (3.40m x 2.97m) max

### Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m) max

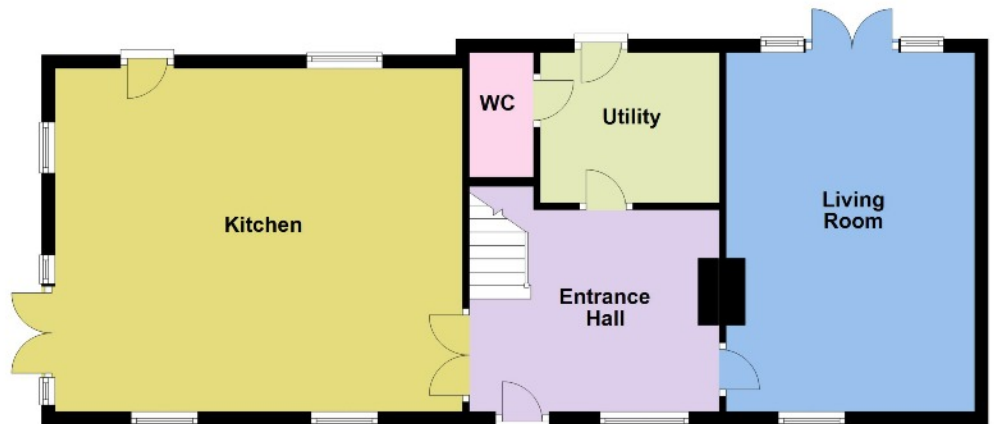
### Bedroom Four

7' 9" x 7' 4" (2.36m x 2.23m)

### Shower Room

10' 8" x 4' 6" (3.25m x 1.37m) max

## Ground Floor



## First Floor



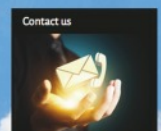
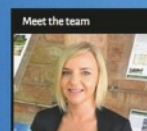
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