



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rushes Lane, Lubenham

3 1 1



Your Village Retreat!

After undergoing extensive renovations and boasting a host of high quality fixtures and fittings, this three bedroom semidetached property has been finished to an exceptionally high standard and occupies a generous plot, nestled down a country lane in the heart of Lubenham!

Finished to a very high standard, the property has been fully renovated to include a new roof, guttering and fascias, a new central heating system including new pipework, a full re-wire and additional insulated plaster boards to the walls. Internally the property has been fully re-plastered, decorated, new carpets and offers a high-end solid timber kitchen and contemporary bathroom.

Inviting entrance hall flooded with natural light from the window in the open plan kitchen. The hallway features engineered oak flooring, access to all rooms and stairs rise to the first floor.

High quality kitchen finished to an exceptionally high standard with stunning, engineered flooring, an array of spotlights, contemporary tall radiators and a west facing outlook of the garden.

The high specification 'Howdens' kitchen comprises a range of hardwood, painted eye and base level units, an attractive laminate worktop with upstand and a quartz sink with chrome mixer tap. The kitchen features a wealth of storage, a high-quality Neff 'hide and slide' pyrolytic self-cleaning oven and induction hob with concealed extractor hood over. There is also an integrated fridge/freezer, dishwasher and washing machine, as well as a boiler cupboard and a fantastic cloakroom/pantry cupboard. The side door offers wide access to the property with access to the garden and driveway.

Beautifully appointed living room with beautiful, engineered oak flooring, immaculate decor, spotlights and dual aspect windows flooding the room with natural light.

Stairs rise to the first floor with access to the loft hatch with a ladder and access to the fully boarded attic.

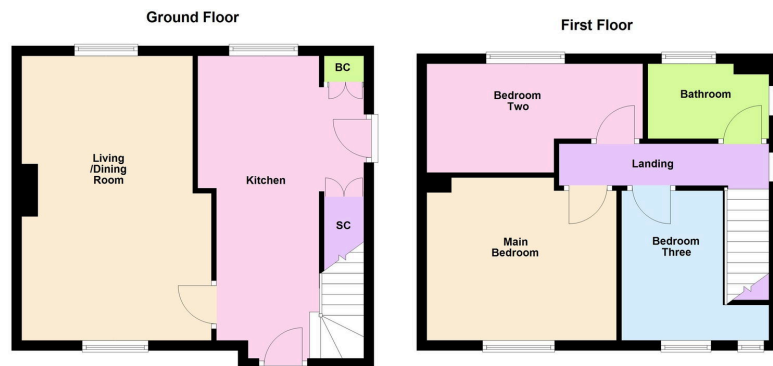
Three good sized bedrooms, all in excellent decorative order with new carpets throughout, two of which benefit from being double in size.

Luxury family bathroom with full height tiling, a large chrome heated towel rail with LED touch sensitive mirror and a three piece suite. The contemporary three piece suite boasts a panel enclosed bath with shower over and screen, a vanity enclosed wash hand basin and a wall mounted WC.

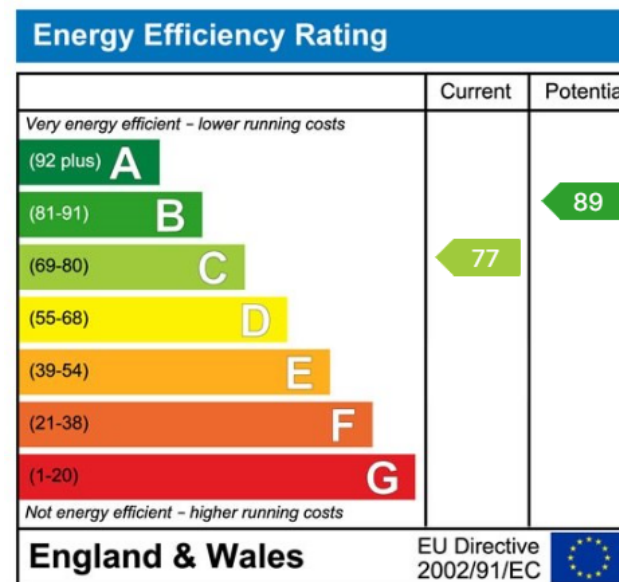
Situated down a country lane, the property is enclosed by a low level brick wall with a neat frontage boasting borders perfect for planting and a paved path leads to the front door. To the side of the property is a gravelled driveway providing off road parking for two cars and side access to the garden.

The west facing rear garden occupies a desirable plot size benefitting from a period red brick wall enclosing the rear boundary, offering a wealth of charm. The garden features a main lawn which wraps around to the side elevation with a bark chipping border. There is a paved patio area ideal for seating, access to the timber constructed shed and side access to the front of the property.





- Living/Dining Room - 5.69m x 3.78m (18'8" x 12'5")max
- Kitchen - 4.52m x 3.3m (14'10" x 10'10")max
- Main Bedroom - 3.81m x 3.25m (12'6" x 10'8")max
- Bedroom Two - 4.34m x 2.18m (14'3" x 7'2")max
- Bedroom Three - 2.97m x 2.95m (9'9" x 9'8")max
- Bathroom - 2.44m x 1.63m (8'0" x 5'4")



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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.

