



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Main Street, Lubenham

2 1 1



“Cottage Retreat!”

Boasting a desirable outlook of the village green and benefitting from a south facing rear garden, this two bedroom period property offers the ideal cottage retreat with its well-presented finish, high quality fixtures and fittings and wealth of charm throughout.

Highly desirable village setting, walking distance of the local primary school, village green, traditional village pub and countryside walks. The property is also within close driving distance of the thriving town of Market Harborough, as well as offering convenient access to the M1.

Offered for sale with no chain and ready to move into with new carpets, a modernised kitchen and bathroom and re-decoration. The property also benefits from secondary sound deadening double glazing to the sash windows.

Entrance is gained into the inviting living room with newly fitted carpets, high ceilings and charming timber recessed cabinetry set into the alcoves. The stunning focal feature to the room is a ‘Stovax’ log burner, set on a red tiled hearth with a timber mantle and the room is flooded with natural light from the generous sash window.

Country style kitchen, refitted to offer a fantastic social space overlooking the rear south facing garden, with a stable door providing access out. The kitchen comprises a range of shaker style eye and base level units, an oak worktop with panelled walls, a ceramic tiled splashback and a stainless steel one and a half bowl sink. There is also a Neff oven with a four-ring gas hob and concealed extractor hood over plus space for a fridge/freezer and washing machine.

Under the stairs there is a guest WC and two large storage cupboards.

Stairs rise to the first-floor landing offering a second reception room space perfect to enjoy the views of the garden with a south facing aspect. Alternatively, this space could be converted into a third bedroom if required with the ease of erecting a stud wall partition (subject to relevant consent).

The second bedroom is located on the first floor and overlooks the neighbouring green to the front elevation, with high ceilings, a sash window and deep skirting boards.

Stairs rise for the second floor with access to the generous main bedroom and luxury, re-fitted bathroom.

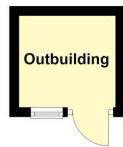
The impressive main bedroom is situated to the front elevation with views of the village green beyond through the charming sash window.

Beautifully appointed bathroom, offering an elevated position, generous proportions and a modern four piece suite. The contemporary, yet characterful bathroom suite features a free-standing roll top bath, an oversized shower enclosure with electric Mira shower over, a pedestal wash hand basin and a low level WC. The floor is split level with an oak finish step and laid with a timber effect floor and further features include recessed cabinetry, wall shelving inset into an arch with lighting, a traditional style radiator and panelling to the walls.

The cottage style rear garden offers a true gardeners retreat with its south facing aspect, period red brick wall and good degree of privacy. The garden features a paved patio area perfect for seating, a central paved and two well stocked planted borders, with mature trees and shrubbery. The paved path leads to access to a brick outbuilding with a light, single door and window. At present the outbuilding is ideal for storage, but with works could be further converted.



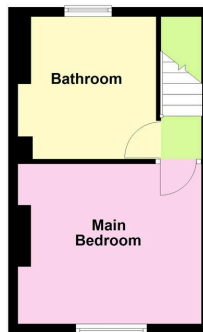
Ground Floor



First Floor



Second Floor



- Living Room - 3.4m x 3.38m (11'2" x 11'1") max
- Kitchen - 3.61m x 3m (11'10" x 9'10") max
- Main Bedroom - 3.51m x 3.4m (11'6" x 11'2") max
- Bathroom - 3.07m x 2.69m (10'1" x 8'10") max
- Bedroom Two - 3.51m x 3.38m (11'6" x 11'1") max
- Second Reception Room - 3.15m x 3.07m (10'4" x 10'1") max
- Outbuilding - 2.03m x 1.96m (6'8" x 6'5")



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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