



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"An Interior & Design to Impress!"

Built in 2019 by the renowned Grace Homes on the desirable "Welland Fields" Development in the heart of Lubenham, this impressive detached residence is finished to an exceptionally high standard throughout, boasting five bedrooms, a stunning kitchen/dining/family room, a ground floor study/playroom, a south facing garden with field views, a detached double garage and ample off road parking!



Little Plough
Lubenham
LE16 9UY





Highly desirable village setting within 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.

Entrance through the timber and glass panelled front door leading into the welcoming, immaculately presented entrance hall, featuring timber effect tiled flooring with underfloor heating, a useful under stair storage cupboard, and access to all ground floor rooms.

The beautifully finished and high-quality kitchen/dining/family room offers the perfect entertaining hub of the home. Dual aspect windows flood the room with natural light, with timber bi-folding doors offering a third aspect and open out to the delightful patio area. Timber effect tiled flooring flows through with underfloor heating, and ample space for a dining table and chairs, and a separate seating area for a sofa or chairs.

The kitchen comprises a host of shaker style fitted units, Silestone Quartz work surfaces, a stainless steel one and a half bowl sink, a breakfast bar, and high-quality Siemens integrated appliances to include a larder fridge, freezer, two ovens, an induction hob with extractor over, and a dishwasher.

Separate utility room with continued tiled flooring, eye and base level fitted units, Silestone Quartz work surfaces, a door out to the rear and space for a washing machine and tumble dryer.

Impressive living room in excellent decorative order with an exposed brick fireplace housing a beautiful log burner, a window to the front elevation and French doors opening out to the rear garden.

Formal dining room with carpeted flooring and a window to the front elevation.

Ground floor study, perfect for those working from home or offering the flexibility to be utilised as a playroom.

Guest WC with timber effect tiled flooring and white Villeroy & Boch two-piece suite.

First floor landing with access to the attic via a hatch, two airing cupboards, one housing the Worcester Bosch boiler, and the other housing the Worcester Bosch water tank. Both were fitted as new in 2019 and have been serviced annually, the most recent in February 2026.

Impressively proportioned main bedroom boasting stunning views out to the rear of the neighbouring fields and woodland. Two fitted wardrobes provide additional storage, and there is a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a Villeroy & Boch vanity enclosed wash hand basin, and a double width shower enclosure with a fitted shower over.

The second bedroom offers itself as the perfect guest bedroom with fitted storage and an en suite shower room. The en suite comprises ceramic tiled flooring and walls, a chrome heated towel rail, and a white three-piece suite.

Three further bedrooms, two of which benefit from being double in size with the fifth bedroom currently utilised as a dressing room, with views out to the fields and woodland at the rear.

Beautifully finished family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a Villeroy & Boch wash hand basin and a Villeroy & Boch bath with a handheld shower wand.





Detached double garage with electric up and over doors, a side personnel door and benefitting from power and light.

Approached via the quiet drive, the property benefits from being tucked away with only two other properties in that part of the development. A brick wall with mature plantings adds to the privacy level, with an Indian Sandstone path flowing to the front door.

To the side of the property is a hard standing driveway leading to the double garage, providing off road parking for at least four cars, with a further two in the garage if required.

The south facing rear garden is a real sun trap and offers an excellent degree of privacy and pretty views out over the neighbouring fields and woodland beyond. A generous Indian sandstone patio can be accessed from all rear doors, offering the perfect space to sit out and entertain with friends and family. From the patio there is access to the garage side door with a large timber shed/workshop beyond the garage. A well-maintained lawn flows to the rear boundary, with a wealth of mature plantings.







*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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