



**Connells**

The Hawthorns Main Street  
Lubenham Market Harborough

# The Hawthorns Main Street Lubenham Market Harborough LE16 9TG

for sale offers over  
**£400,000**



## Property Description

This exceptional five bedroom semi-detached property is set within one of Lubenham's most desirable modern developments. Offering generous living spaces, refined finishes and a tranquil setting, this home delivers the perfect balance of luxury, comfort and countryside charm.

Accommodation includes a spacious living room, dining kitchen, landscaped, mature garden that can be accessed from the living room that offers ideal indoor/outdoor living. On the first floor are three bedrooms (one en-suite) and the family bathroom while the top floor has two additional bedrooms and a generously sized landing that could be used as a workspace or reading nook. In addition, the property benefits from two off-street parking spaces.

Situated in the heart of the sought-after village of Lubenham, offering a peaceful setting with a strong community spirit. Local amenities include a village pub, primary school and scenic walking routes across the surrounding countryside. Lubenham is located less than 10 minutes from Market Harborough, with its boutique shops, supermarkets, cafes, secondary schools and direct rail services to London St Pancras. Excellent road links provide easy access to Leicester, Northampton and beyond. The surrounding Welland Valley and proximity to the Grand Union Canal offer scenic walks, cycling routes and a peaceful rural lifestyle.

## Ground Floor

### Entrance Hall

Under stairs cupboard

### Cloakroom

WC, basin and sink

### Lounge

17' 7" x 10' 6" ( 5.36m x 3.20m )

Accessed from the entrance hall, this spacious room runs the length of the house. With bifold doors leading to the patio, it offers a ideal space for entertaining or for just enjoying the tranquility of the garden.

### Dining Kitchen

17' 9" x 10' 6" ( 5.41m x 3.20m )

A contemporary and stylish, modern kitchen with marble worktop, Neff oven/microwave, space for washing machine, integrated dishwasher.

## First Floor

### Bedroom One

10' 9" x 8' 9" into wardrobe ( 3.28m x 2.67m into wardrobe )

Overlooking the garden, double bedroom with built-in wardrobe.

### En-Suite

Partially tiled en-suite comprising double width shower cubicle, pedestal sink and wc.

### Bedroom Three

10' 6" x 11' 6" plus recess ( 3.20m x 3.51m plus recess )

Double bedroom to side of the property with built-in wardrobes.

### Bedroom Five/Study

13' 6" x 6' 6" ( 4.11m x 1.98m )

Currently used as a home office, this versatile space would make an additional bedroom. Airing cupboard with water tank.

### Family Bathroom

Decorated in neutral tones and mainly tiled, this bathroom comprises a bath with shower above, pedestal sink and WC.

### Second Floor

Generously proportioned hall that could be used as an additional workspace, reading nook or craft area.

### Bedroom Two

11' 2" x 11' ( 3.40m x 3.35m )

Double bedroom with two skylight windows.

### Bedroom Four

10' 6" x 11' 6" ( 3.20m x 3.51m )

Double bedroom with two skylight windows.

### Outside

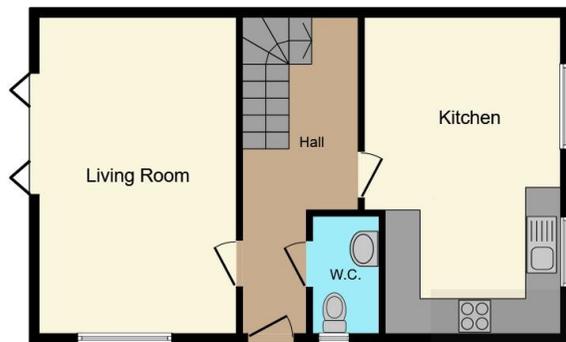
Situated to the side of the property, this beautifully planted garden has mature herbaceous plants and trees making this an ideal oasis! With ample space for a shed/garden room and a summer house, the garden also benefits from a paved seating area accessed from the living room which is ideal for outdoor entertaining and relaxing...peaceful tranquility is just a step away!

The property also has two allocated parking spaces.

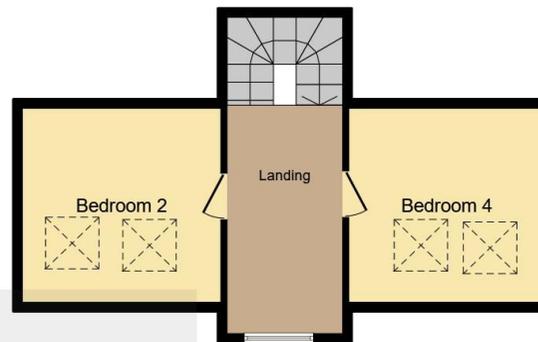




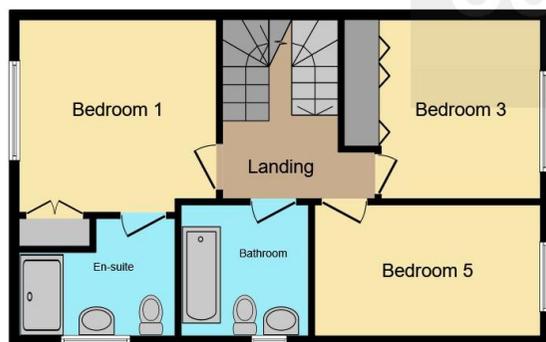




**Ground Floor**



**Second Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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