1 Church Lane
Dingley
Market Harborough
LE16 8PG

£275,000





OSCAR JAMES

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WHAT'S GREAT?

Occupying an idyllic position within the heart of the picturesque village of Dingley, this delightful two-bedroom semi-detached cottage seamlessly blends character and charm with thoughtfully updated, energy-efficient living. Enjoying beautiful countryside views and a peaceful village setting, the property presents an exceptional opportunity for those seeking a quintessential country home within easy reach of Market Harborough.

The accommodation is beautifully presented throughout, with the inviting living room offering warmth and character. The wood-burning stove forms an attractive focal point, creating a cosy ambience and providing the perfect setting in which to relax and unwind. The heart of the home is the stylish refitted kitchen, thoughtfully designed with both practicality and contemporary living in mind.

The first floor offers two generously proportioned bedrooms, served by a contemporary family bathroom. Completing the accommodation is a versatile loft space accessible by staircase,(approximately 9ft x 15ft) restricted head height, with electric, window and storage space.

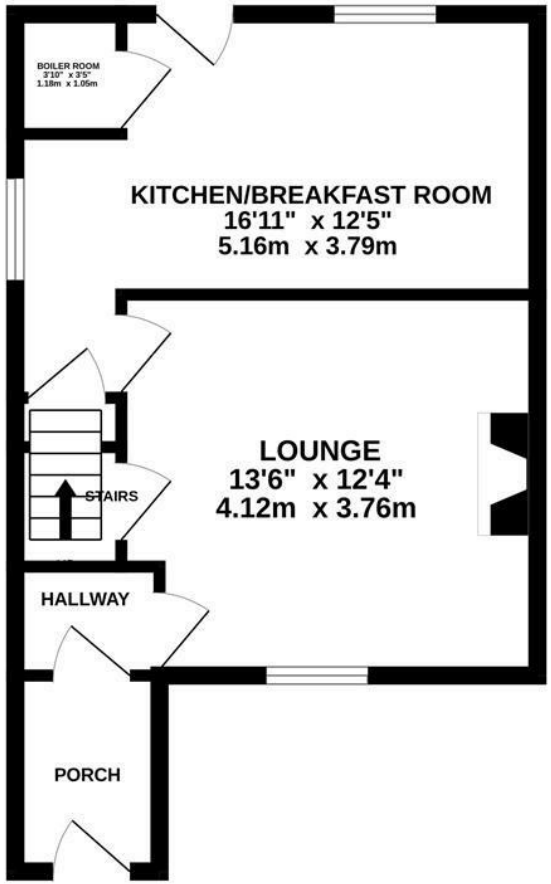
Externally, the property enjoys a charming enclosed courtyard garden, offering a private and low-maintenance space that benefits from an outbuilding with electric.

The property has been significantly enhanced with a range of eco-conscious improvements, including a newly installed air source heat pump and solar panels, combining modern convenience with lower running costs and improved energy efficiency, as well as a swan 4 camera CCTV system.

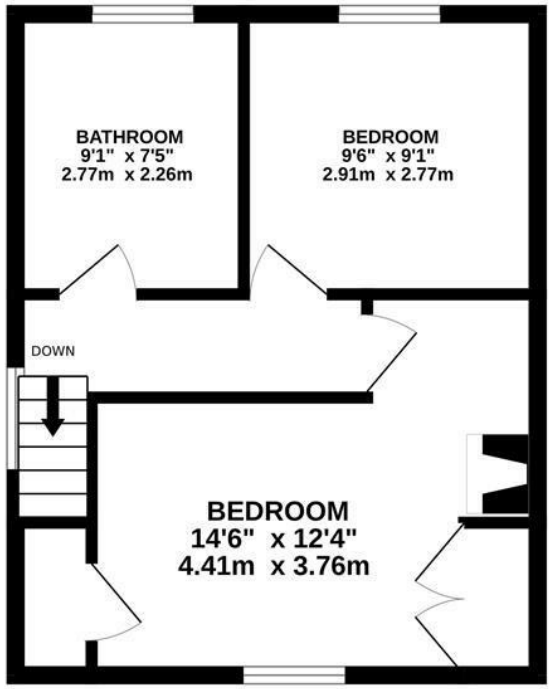
Dingley is a highly desirable village renowned for its attractive rural setting and strong sense of community with a village hall and many local events. Surrounded by rolling countryside and scenic walks. Despite its peaceful location, the village is conveniently situated just a short drive from Market Harborough, offering an excellent range of shops, restaurants leisure facilities and a mainline railway station with direct service

Floor Plan

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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At a glance...

- Living room with wood burner
- Refitted kitchen
- Two bedrooms and attic room
- Stylish family bathroom
- Enclosed, courtyard garden
- On street parking


every day
HERITAGE







SELLER'S SECRET

We have thoroughly enjoyed living here. During our time at the property, we have invested in a number of significant improvements to enhance both its comfort and energy efficiency, including the installation of an air source heat pump, solar panels and an electric vehicle charging point. These upgrades have made the home more economical to run while ensuring it is well-equipped for modern living.





Why we like it....

A charming village cottage offering the perfect balance of period character, modern comforts and sustainable living, making it an ideal home for professionals, downsizers or those looking to embrace a peaceful countryside lifestyle.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16 7DS

01858 458 458

www.oscar-james.com