

15 Foxton Road, Lubenham, LE16 9TB



£318,000

Sat on an extremely generous plot with country views to the front and a large south-west facing rear garden is this fantastic character semi. It enjoys a sought after Lubenham village location with a fantastic community spirit, primary school and public house, whilst being just a mile or so outside of Market Harborough town with its vast list of further amenities. Accommodation is well presented and extended to the rear and offers a huge scope for further development subject to necessary planning and building consents. It briefly comprises entrance porch, lounge, extended kitchen/diner, rear entrance lobby, bathroom, landing and three bedrooms. Outside there is a gravelled driveway for several vehicles and its large rear garden, measuring approximately 50 metres, with a useful utility outbuilding. Adams & Jones are delighted to offer the property for sale with the benefit of no upward sales chain.

Service without compromise

Entrance Porch



UPVC double-glazed front door and windows. Glazed doors through to lounge.

Lounge 16'6" x 10'4" (5.03m x 3.15m)



UPVC double-glazed window to front with country views. Feature stone open fireplace. Understairs cupboard. Radiator.



Extended Kitchen/Diner 19'4" max x 8'2" min x 16'6" max x 9'1" min (5.89m max x 2.49m min x 5.03m max x 2.77m min)



UPVC double-glazed window to side. UPVC double-glazed French doors to rear. Range of wall and floor mounted kitchen units with worktops over. 'Newworld' range style cooker. Integrated dishwasher. Integrated fridge/freezer. Kitchen sink. Tiled splash backs. Tiled flooring. Radiator.



Bathroom 7'6" x 5'9" (2.29m x 1.75m)



Opaque UPVC double-glazed window. WC. Wash hand basin, Panelled bath with glazed shower screen and electric shower over. Shaver point. Tiling to walls and floor. Radiator.



Rear Entrance Lobby

Opaque UPVC double-glazed side entrance door. Linen cupboard.

First Floor Landing



UPVC double-glazed window to side. Loft access hatch with pull down ladder.

**Bedroom One 16'7" max into recess x 10'6" max
(5.05m max into recess x 3.20m max)**



Two UPVC double-glazed windows to front with country views. Wardrobe included in sale. Exposed timber floor boards. Three built in storage cupboards.



Bedroom Two 11'1" x 9'3" (3.38m x 2.82m)



UPVC double-glazed window rear. Airing cupboard housing hot water tank shelving. Radiator.



Bedroom Three 7'8" x 7'0" (2.34m x 2.13m)



UPVC double-glazed window to rear. Radiator.

Front



Gravelled driveway for several vehicles. Gated side access to rear garden.

Rear Garden



Facing approximately a south-westerly direction to make the most of any available sunshine. Mainly laid to lawn with a variety of mature trees. Block paved patio. Outside tap. Outside power point. Variety of timber sheds.





Utility Outbuilding 7'5" x 6'8" (2.26m x 2.03m)



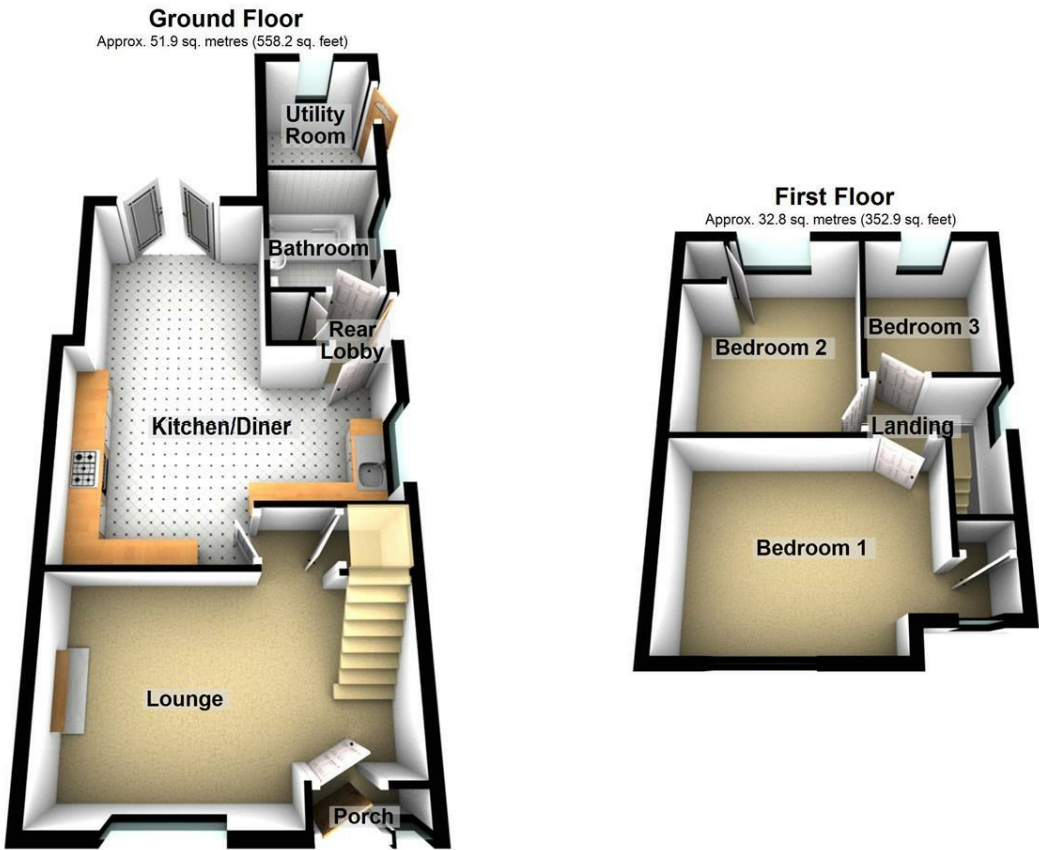
Attached to the rear of the house with power connected. Space and plumbing for washing machine and

dryer. Wall mounted refitted gas central heating boiler. Window to rear aspect.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

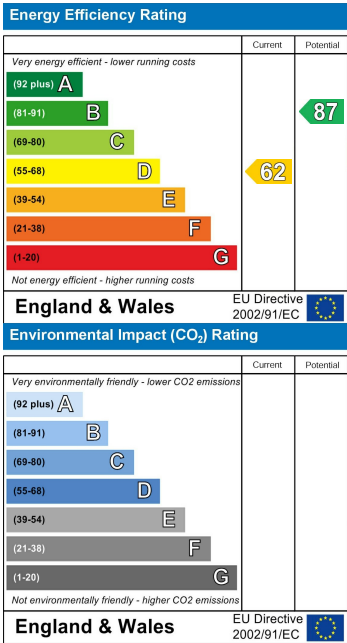


Total area: approx. 84.6 sq. metres (911.1 sq. feet)

Area Map



Energy Efficiency Graph



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