



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'Cottage Charm'

Situated within the picturesque Leicestershire village of East Langton, this beautifully presented, quaint cottage boasts charming period features, two good sized bedrooms and a west-facing garden!



2 Stable Cottage
East Langton
LE16 7TW





Situated within the picturesque Leicestershire village of East Langton, this beautifully presented, quaint cottage boasts charming period features, two good sized bedrooms and a west-facing garden!

East Langton is a sought-after village, surrounded by rolling countryside and forming part of the popular Langton villages. The village itself is home to the Bell Inn country pub and East Langton Cricket Club, while the surrounding villages provide a further choice of pubs, a primary school and community facilities. The nearby market town of Market Harborough provides a number of restaurants, primary and secondary schools and a railway station with direct links to London St Pancras within an hour.

Entrance is gained through a part glazed panelled door into an entrance hall with stairs leading to the first floor and a door into the living room.

Beautifully appointed living room with a charming sash window overlooking the front elevation, an electric fireplace with a stone hearth and a door leading into the kitchen/dining room.

Well-proportioned kitchen/dining room with timber effect flooring, ample space for a dining table and chairs, an under-stairs storage cupboard and a door leading out to the west-facing garden.

The kitchen comprises an array of shaker style eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, a double oven with an electric hob and space for a fridge/freezer and a washing machine.

First floor landing with access to two bedrooms, the bathroom and a loft hatch to a fully boarded attic.

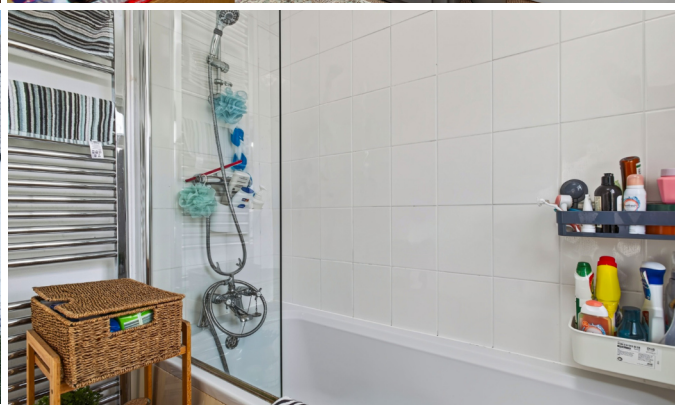
The main bedroom is situated to the front elevation, featuring a charming sash window and a generous sized storage built in wardrobe.

The second bedroom offers a small double or a large single room, with a built-in storage cupboard and a window overlooking the rear garden.

The bathroom comprises a chrome heated towel rail, ceramic wall tiling, tiled effect flooring, and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a Heritage pedestal wash hand basin and a low-level WC.

Slightly elevated from the road, this charming red brick cottage boasts a neat and attractive frontage with flower beds and steps leading to the front door.

The part walled rear garden boasts a popular west-facing aspect and features a hard-standing area ideal for outdoor seating, mature plantings and a pathway to the top of the garden with features a covered space perfect for additional seating or storage.



Kitchen/Dining Room - 4.88m x 3.02m (16'0" x 9'11") max

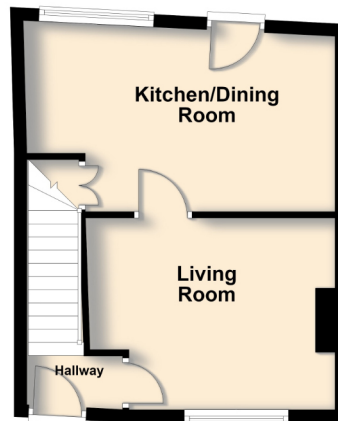
Living Room - 3.84m x 3.1m (12'7" x 10'2") max

Main Bedroom - 3.86m x 3.02m (12'8" x 9'11") max

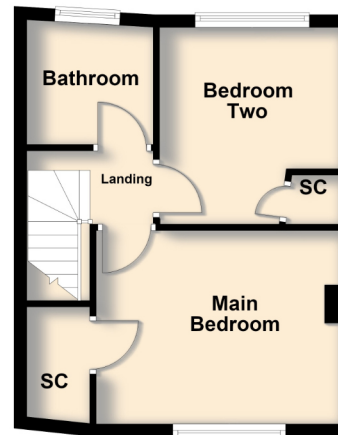
Bedroom Two - 2.82m x 3.17m (9'3" x 10'5") max

Bathroom - 1.98m x 1.83m (6'6" x 6'0")

Ground Floor



First Floor



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



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

