



2 School Lane, Wilbarston
£500,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





2 School Lane

Wilbarston, Market Harborough

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 5 Bedroom detached family home in the popular village location of Wilbarston
- Farmhouse / cottage style kitchen with shaker style cabinets, solid wood worktop and freestanding appliances
- Dining room with log burner, oak flooring and French windows
- Luxurious recently renovated family bathroom with 4 piece suite including walk in rainfall shower, feature freestanding bath, and bidet
- Walled garden with patio, lawn, and mature planting
- Feature window to landing with countryside views
- Large open plan hallway with storage cupboard
- Study / home office / playroom
- PRICE RANGE £485,000-£500,000





This impressive five-bedroom detached family home is situated in the sought-after village of Wilbarston. The property offers a wealth of period character and modern comfort, making it ideal for those seeking both style and practicality.

Upon entering, you are greeted by a spacious open plan hallway with a useful storage cupboard. The farmhouse-style kitchen is a standout feature, boasting shaker style cabinets, solid wood worktops, and space for freestanding appliances. The dining room, complete with oak flooring and a charming log burner, opens onto the garden through French windows, creating a wonderful space for entertaining. A versatile study, which could also serve as a home office or playroom, provides flexibility for family life.

Upstairs, the landing features a striking window that frames countryside views. The recently renovated family bathroom is finished to a luxurious standard and includes a four-piece suite with a walk-in rainfall shower, a feature freestanding bath, and a bidet. There is also a convenient downstairs cloakroom, perfect for guests.

The walled garden is a true highlight of this property, offering a private and secure space for all the family to enjoy. A generous patio area is perfect for al fresco dining or relaxing with friends, while the lawn provides ample space for children to play. Mature planting creates a sense of seclusion and adds year-round interest to the garden. The garden is thoughtfully designed to make the most of sunny days and is easily accessed from the dining room, making it ideal for seamless indoor-outdoor living.

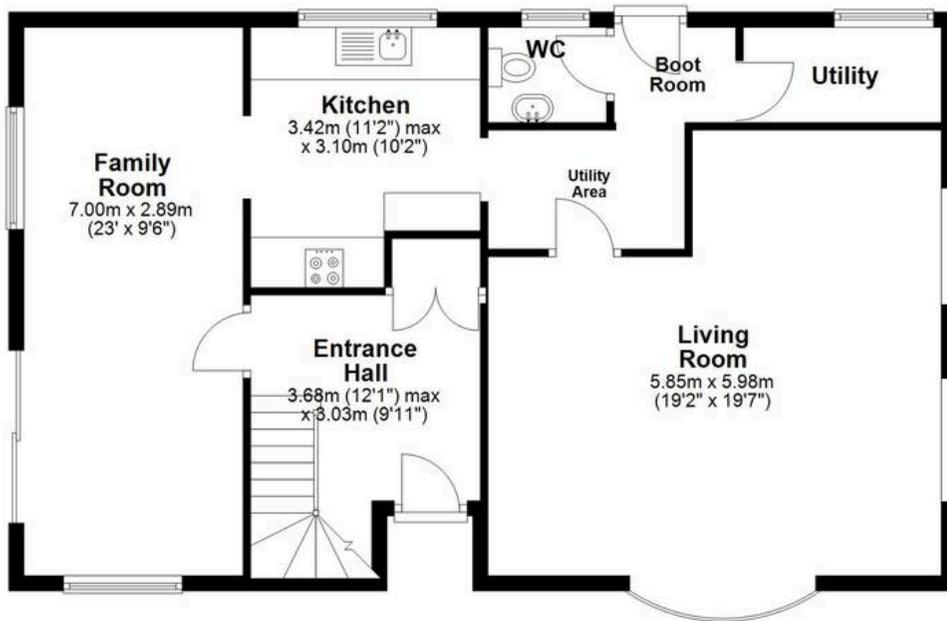
The setting is further enhanced by the village location, with countryside walks and local amenities close by. This is a rare opportunity to acquire a beautifully presented family home with exceptional outside space in a highly desirable village setting.





Ground Floor

Approx. 86.8 sq. metres (934.4 sq. feet)



First Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



Total area: approx. 174.5 sq. metres (1877.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.