



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'An Excellent Opportunity'

Situated within the desirable village of Lubenham, this beautifully presented home offers a rare and excellent opportunity for those looking for a detached property, with two double bedrooms, an en-suite, a garage and a west-facing garden!



Rushes Lane
Lubenham
LE16 9TN





Originally built as a three bedroom property, with the third bedroom now converted to a family bathroom, this property offers generous proportions set over 950sqft.

Welcoming entrance hall boasting oak-engineered doors, LVT flooring and stairs rise to the first floor. A useful cupboard under the stairs benefits from plumbing for a washing machine and storage space.

Well-appointed living/dining room with ample space for both living and dining, featuring continued LVT flooring, a charming, exposed brick fireplace, a door into the conservatory and French patio doors out to the garden.

The naturally lit conservatory offers a flexible living space and a delightful outlook of the west facing garden. The room also benefits from tiled flooring with underfloor heating, central heating, and French patio doors leading out to the garden.

Modern kitchen with tiled effect flooring, a host of two-tone eye and base level units, a roll-top work-surface, and a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring electric hob and space for a fridge/freezer and a dishwasher. There is also a side door leading out to the garden and a modern Worcester boiler installed earlier this year.

Guest WC comprising ceramic wall tiling, timber effect flooring, a wash hand basin with a vanity unit beneath and a low-level WC.

Stairs rise to the first-floor landing with continued oak engineered doors, a window overlooking the front elevation and access to the bedrooms and the bathroom.



The well-presented main bedroom is double in size, featuring a window overlooking the garden and fitted wardrobes.

The second double bedroom is currently used as a fantastic guest room, with access to an en-suite shower room, a window overlooking the garden and a loft hatch to a partially boarded attic.

The en-suite boasts LVT flooring, floor to ceiling ceramic wall tiling, a heated towel rail, a shower cubicle and a wash hand basin and WC built within a vanity storage cupboard.

Generous sized main bathroom comprising ceramic wall tiling, LVT flooring, a heated towel rail, and a white four-piece suite. The suite incorporates a corner bath, a shower cubicle and a wash hand basin and WC built within a vanity storage cupboard.

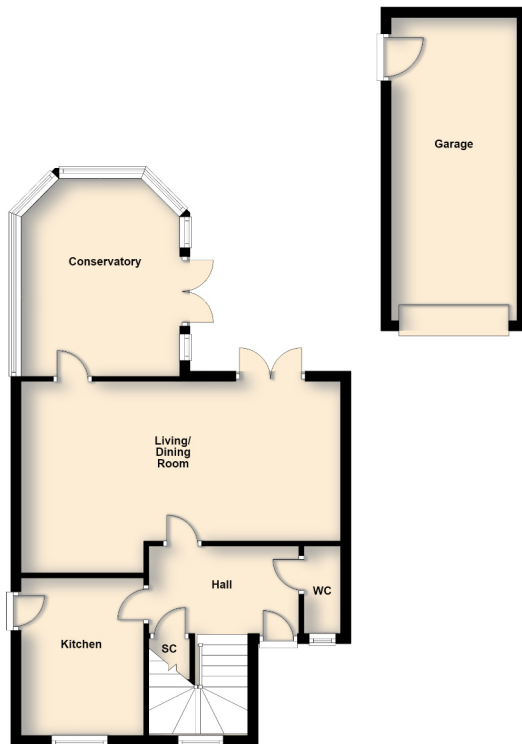


The insulated garage offers an excellent space providing power supply, lighting, water supply, and an electric radiator. It also benefits from an electric door, a side door out to the garden and an attic space.

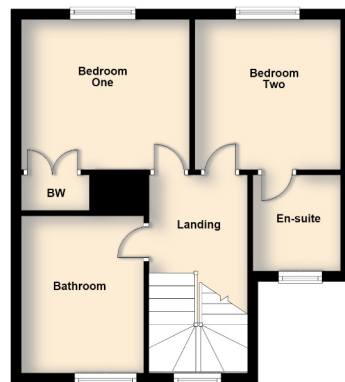
The property boasts a neat and attractive frontage, constructed in neat red brick with a covered canopy by the front door. To the side of the property is a gravelled driveway with off road parking for two cars in tandem and access to the garage.

The charming, walled rear garden boasts a popular west-facing aspect and has been designed with low-maintenance in mind. The garden is mainly gravelled, featuring a paved patio area and a Silver Birch tree. Timber gates provide access to the front of the property, the driveway and there is a side door into the garage.

Ground Floor



First Floor



Living/Dining Room - 6.2m x 3.68m (20'4" x 12'1") Max

Kitchen - 3.05m x 2.34m (10'0" x 7'8")

Conservatory - 3.86m x 3.45m (12'8" x 11'4")

Guest WC - 1.42m x 0.71m (4'8" x 2'4")

Bedroom One - 3.3m x 3.17m (10'10" x 10'5")

Bedroom Two - 3.15m x 2.82m (10'4" x 9'3")

En-Suite - 1.85m x 1.85m (6'1" x 6'1")

Bathroom - 3.15m x 2.44m (10'4" x 8'0")

Garage - 5.84m x 2.44m (19'2" x 8'0")

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



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