



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Desirable Village Location”

A well-presented four-bedroom semi-detached home, positioned within the highly desirable village of Church Langton, with a beautiful private garden, this property provides excellent family living, enhanced by the benefit of an air source heat pump system.



Thornton Crescent
Church Langton
LE16 7TA





Church Langton is a picturesque village surrounded by rolling countryside, yet conveniently located for Market Harborough and Leicester. The village benefits from a popular primary school, village hall and strong community atmosphere, while Market Harborough provides a mainline rail service to London St Pancras, along with a wide range of shops, restaurants and amenities.

Entrance is granted through a glazed front door into a welcoming hallway, providing access to the principal ground floor accommodation.

The lounge is a generous reception room with a large window to the front elevation allowing excellent natural light, creating a bright and comfortable living space.

Double doors lead through to the dining room, a well-proportioned room boasting large windows to the rear and side elevation flooding the room with natural light and a cosy log burner. The dining room provides access to the downstairs WC and utility room.

The downstairs WC comprises of a low level WC and hand wash basin with integrated storage.

The utility room comprises tiled flooring, a range of base-level units with round-edge work surfaces, a stainless steel one-and-a-half bowl sink and plumbing for a washing machine.

The kitchen features a range of eye- and base-level units with roll top work surfaces. Intergraded appliances include, a fridge / freezer, a double oven, a dishwasher and four ring induction hob.

To the first floor, the landing provides access to three bedrooms and the family bathroom.

The main bedroom is a spacious double room with fitted mirrored wardrobes and two windows to the front elevation, flooding the room with natural light.

Bedroom two is a further good-sized double with a window overlooking the rear garden.

Stairs rise to the second floor.

The third bedroom is set within the converted roof space, featuring sloping ceilings and a Velux window allowing natural light to pour in.

The family bathroom comprises a three-piece suite including a bath with shower over, low-level WC and wash hand basin with mixer tap, benefitting from integrated storage.



To the front, the property is set behind established hedging, providing excellent privacy from the road, with a neat pathway leading to the entrance.

The rear garden is a particularly attractive feature of the home. A patio extends across the rear of the property, leading to a substantial metal-framed covered seating area with a canopy roof. The rest of the garden is predominantly laid to lawn, with a low-level brick retaining wall which runs along the side of the property, neatly separating the pathway from the lawn. A large shed with power and lighting provides an excellent versatile space.

The remainder of the garden is enclosed by timber fencing and mature hedging, providing a good degree of privacy.

An outdoor log store provides a good amount of storage and is home to the air source heat pump.

The property also boasts a detached garage fitted with an EV charger and a large driveway providing off-road parking for four cars.



*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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