



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "A Central Village Gem"

Situated within the heart of the picturesque and sought-after village of Medbourne, this stunning stone property is a true gem, boasting a beautifully kept interior with a wealth of period fixtures and fittings, three good sized bedrooms, off road parking, and a south-west facing garden!



Springbank  
Medbourne  
LE16 8EB





Perfectly located next to the village shop and church, as well as the popular Nevill Arms Pub and sports ground within walking distance. Local state and private schools are also within close driving distance, as well as the nearby town of Market Harborough with excellent commuter rail links to London St Pancras in under an hour.

Entrance is gained through the composite front door into the welcoming entrance hall featuring a cast iron radiator, access to a useful understairs storage cupboard and stairs rise to the first floor.

Beautifully appointed living room of a generous size boasting a wealth of character with exposed timber beams, stone flooring and an exposed brick feature wall. The charming room is well proportioned with a fantastic gas fired wood burner, a bay window with fitted wooden shutters enjoying the view of the neighbouring green, and timber doors open through into the kitchen/ dining room.

Stunning kitchen/dining room benefitting from being extended offering a truly impressive space for entertaining with ample space for a dining table, whilst retaining a wealth of period features including a truly impressive stone millennial stained-glass window, reclaimed from a village chapel. The open plan room is finished with a gorgeous stone floor, decorative coving and French doors open onto the garden with south-west facing views of the green and church beyond.

The kitchen features a range of solid oak, shaker style eye and base level units, a high quality 'Hanex' solid worktop with up stand, a Belfast sink, a slimline integrated dishwasher and recessed into a brick inglenook is an AGA Rangemaster style cooker.

Utility room with continued red stone flooring, a solid oak worktop and space for a fridge/freezer, washing machine and tumble dryer.



The naturally light first-floor landing features exposed brickwork and a window overlooking the front elevation. From here, doors lead to the well-appointed shower room and the main bedroom with its own en-suite facilities.

The generously proportioned main bedroom is enhanced by an attractive timber beam and a stylish feature radiator. The adjoining en-suite shower room continues the property's character with a further exposed timber beam and comprises a fully enclosed double shower cubicle with an electric shower, a vanity-enclosed wash basin, a WC and a chrome heated towel rail.

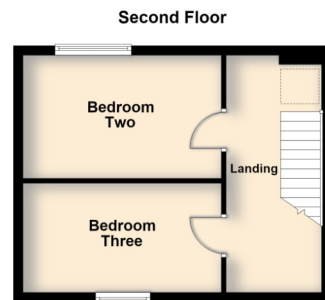
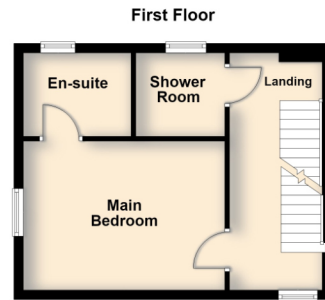
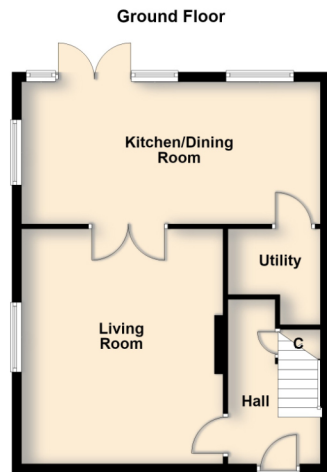
The contemporary shower room comprises a fully enclosed corner shower cubicle with an electric shower, a pedestal wash basin, a WC and a chrome heated towel rail.

The second floors landing features a skylight and an exposed brick wall adding character and draw in plenty of daylight. This level provides access to two further well-proportioned double bedrooms, offering flexibility for family living, guests or home-working requirements.



Located within the centre of the village, next to the village shop, church and green, the property boasts a neat and attractive charming stone frontage, with access to the front door and a side gate into the garden. Opposite the property is off road parking for two vehicles.

The south-west facing garden is beautifully positioned overlooking the village church and offers a true sun trap. Neatly enclosed by a low-level stone wall, the garden benefits from a low maintenance design with a paved patio area for seating, a gravelled section and a raised border enclosed by timber sleepers. The garden features side access with steps leading down to the pavement and across the road is a gravelled area providing off road parking for the property.



Living Room - 5.13m x 4.24m (16'10" x 13'11") max

Kitchen/Dining Room - 6.43m x 3m (21'1" x 9'10")

Utility - 2.01m x 1.78m (6'7" x 5'10") max

Main Bedroom - 4.24m x 3.12m (13'11" x 10'3") max

En Suite - 2.26m x 1.55m (7'5" x 5'1") max

Shower Room - 1.91m x 1.78m (6'3" x 5'10")

Bedroom Two - 4.19m x 2.77m (13'8" x 9'1") max

Bedroom Three - 4.19m x 2.16m (13'9" x 7'1")

\*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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