



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Rise & Shine!"

Wake each morning to stunning far-reaching rural views and the luxury of your own private balcony. Set within the picturesque village of Church Langton, this impressive, detached home is sure to impress, boasting a stunning open-plan layout, four double bedrooms, and a beautifully landscaped south-east facing garden.



Church Causeway,
Church Langton
LE16 7SU





Entrance is gained via a contemporary panelled front door leading into a grand and spacious reception hall, featuring solid timber flooring with underfloor heating, Velux windows flooding the room with natural light, an understairs cupboard and a striking staircase rising to the first-floor mezzanine landing.

The beautifully appointed bay-fronted living room is situated to the front elevation, accessed off the entrance hall and benefitting from pocket style doors providing further access into the kitchen. The room features laminate flooring with underfloor heating, LED ceiling spotlights and a charming log burner with a slate hearth.

The second reception room offers excellent versatility, easily adapting to a variety of uses, also boasting a bay window to the front elevation, solid wood flooring with underfloor heating and LED ceiling spotlights.

At the heart of the home is a fantastic open-plan kitchen/dining/family room, beautifully designed for modern living, boasting dual aspect windows providing excellent views of the rear garden. The space benefits from attractive tiled flooring with underfloor heating, LED ceiling spotlights, ample space for both living and dining, and access to a separate utility room and French patio doors open directly onto the garden.

The kitchen is fitted with shaker-style eye and base level units, complemented by oak work surfaces with matching upstands, a Belfast-style ceramic one-and-a-half bowl sink with mixer tap and draining board sits beneath the window, and a fantastic central island with mains power to sockets and a granite worktop provides further storage and seating for two stools. Integrated appliances include a Miele double oven, a four-ring induction hob, a dishwasher, a freezer, and space for a large fridge/freezer.



The utility room comprises continued tiled flooring with underfloor heating, shaker style eye and base level units, a Reiber stainless steel sink with a mixer tap and draining board and space for a washing machine. There is also access to a wet room, a boiler cupboard and a door out to the garden.

The modern wet room features floor to ceiling wall tiling, underfloor heating, a shower, a wall-hung wash hand basin and a low-level WC.

Stairs rise to an impressive, naturally lit, mezzanine landing, with built-in lighting flowing up the staircase and large windows positioned to the front elevation.

Four well-proportioned double bedrooms, all in excellent decorative order, boasting delightful views to the front and rear elevation.

The impressive main bedroom is positioned to the rear, south-east facing elevation, featuring its own balcony taking full advantage of views across the garden and neighbouring countryside beyond. The room also benefits from LED ceiling spotlights and an ensuite shower room comprising attractive floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, and a white three-piece suite to include a large walk-in shower cubicle, a pedestal wash hand basin and a low-level WC.

The second and third bedrooms are located to the front elevation, with the second bedroom benefitting from a loft hatch to a partially boarded attic with a drop-down ladder, bedroom three featuring an array of fitted wardrobes, and the fourth bedroom also boasts a delightful garden outlook, like the main bedroom.

The modern family bathroom is complete with patterned tiled effect flooring, a tall chrome heated towel rail, LED ceiling spotlights, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.



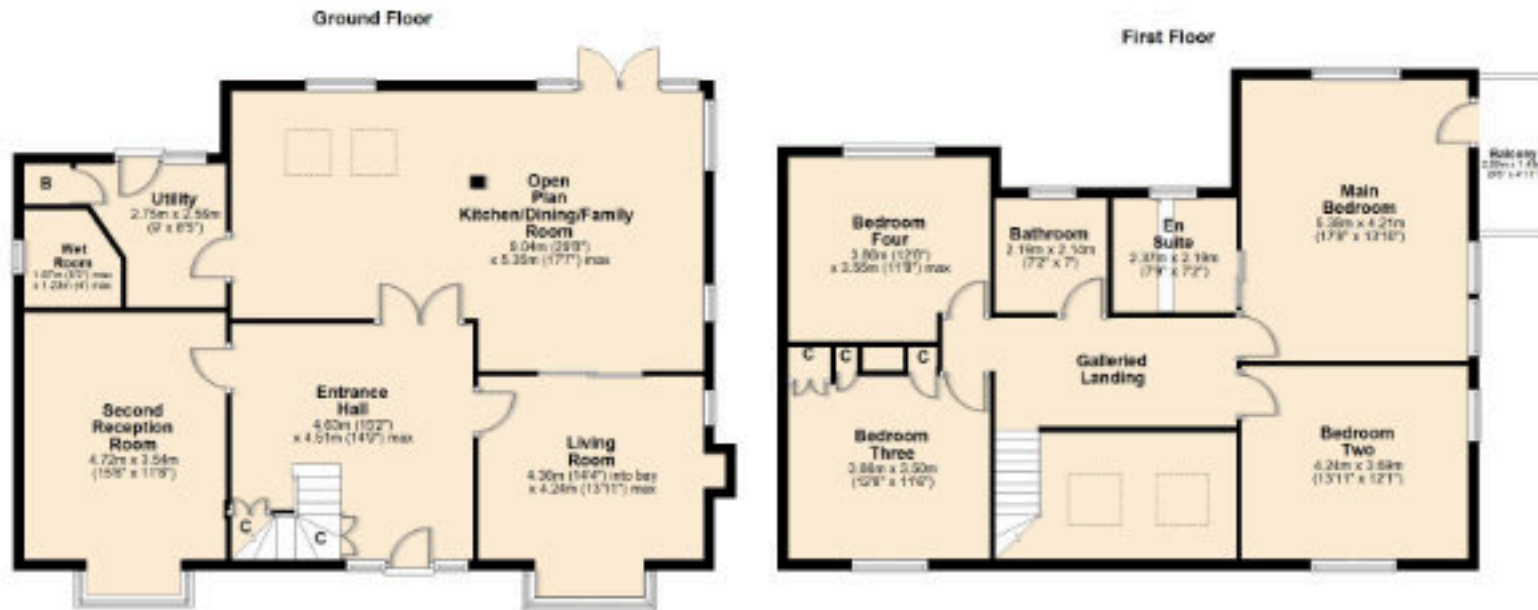


Neatly tucked away behind attractive double gates and enclosed by a high-level hedgerow on all boundaries, the entrance to the property retains a grand and private feel. A gravelled driveway sweeps up to the front of the property providing off road parking for five cars and a well-maintained lawn area sits in front of the living room window. A red brick path with a blue brick border winds around to the rear garden, via a multitude of mature plantings and rose bushes on both sides.

The rear garden is of a fantastic size and faces east, although the open aspect to the south facing side means the garden gets sun all day long. A spacious sandstone patio leads from the rear doors offering the perfect space to sit out and entertain on those summer evenings. Well-planted trees on the left-hand boundary provide the private feel in the spring, summer and autumn months, with the remaining garden a spacious and well-maintained lawn area adding to the greenery. Two timber sheds provide additional storage, one at the far rear of the garden and one tucked down the side of the property.







*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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