



“Often Requested, Rarely Available”



Lubenham Hill,
Market Harborough,
LE16 9DG



"Often Requested, Rarely Available"

Situated on the highly requested Lubenham Hill, this truly impressive and extended 1930s residence ticks all the boxes with its stunning open plan kitchen/dining/family room, three double bedrooms with a gorgeous master suite, and a beautiful southwest facing rear garden!





Property Highlights

Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, local primary and secondary schools, and the train station with direct commuter rail links into London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the porch with space for coat and shoe storage, a period-style radiator and a glass panelled door into the entrance hall.

Welcoming entrance hall featuring attractive engineered oak flooring and stairs flowing up to the first-floor landing.

The stunning kitchen/dining/family room is the real show piece of the property, benefitting from being extensively extended, creating a true entertaining space. A mixture of windows, bi-folding doors, sliding doors and four Velux windows with remote control blinds to the southwest facing rear floods the room with natural light, and ceramic tiled flooring with under floor heating flows throughout. There is ample space for a large dining table and chairs, and the doors flow out to the spacious patio area to bring the outside in.



Property Highlights

The kitchen comprises a host of eye and base level fitted units, granite work surfaces, a stainless steel one and a half bowl sink, an integrated fridge/freezer, dishwasher, electric double oven and a five-ring gas hob.

Separate utility room with continued tiled flooring, further eye and base level units, space for a washing machine, tumble dryer and fridge/freezer, a door to the front of the property and access to the guest WC.

Guest WC with tiled flooring and a white two-piece suite.

Beautifully presented living room boasting a large bay window to the front elevation with plantation-style shutters, laminate flooring and a multi-fuel burner adding a focal point to the room.



Property Highlights

First floor landing with access to the boarded attic with a drop-down ladder.

Stunning and extended main bedroom featuring a vaulted ceiling with four Velux windows flooding the space with natural light, and a stunning en suite shower room. The en suite comprises ceramic tiled flooring with under floor heating, double sinks, a chrome heated towel rail, a low-level WC, and a large walk-in shower with a rainwater style shower over.

Two further bedrooms, both of which are double in size, with the third bedroom benefitting from a bay window.

Family bathroom comprising travertine tiled flooring and walls, a chrome heated towel rail, a low-level WC, a wall hung wash hand basin, a corner shower enclosure with a fitted shower over, and a freestanding bath with a central tap.





Outside

To the rear of the garden is a lined and insulated garden room benefitting from bi-folding doors out to its own decking area, with the addition of power and light, a perfect space to be utilised as a home office if required.

Situated on the sought-after Lubenham Hill, the property retains a neat and low maintenance frontage comprising a gravelled driveway enclosed by a low level, blue brick wall providing off road parking for three cars. The southwest facing rear garden is a real sun trap and features a spacious paved patio leading from the rear doors offering the perfect space to sit out and entertain with friends, benefitting from lighting, fitted electric heaters and a remote controlled awning. Steps lead down to a well-maintained lawn, with a gravelled path flowing down. An archway flows through to the hedge to a beautiful pond adding to a tranquil setting, with a railway sleeper and gravelled path flowing past a beautiful tree to the garden at the rear.



Measurements

Living Room -

6.91m x 3.78m

(22'8" x 12'5")max

Kitchen/Dining/Family Room -

10.34m x 7.95m

(33'11" x 26'1")max

Utility Room -

3.07m x 2.97m

(10'1" x 9'9") max

WC -

1.91m x 1.5m

(6'3" x 4'11")max

Main Bedroom -

6.32m x 4.22m

(20'9" x 13'10") max

En Suite -

3.38m x 2.08m

(11'1" x 6'10")

Bedroom Two -

3.63m x 3.56m

(11'11" x 11'8")

Bedroom Three -

3.76m x 3.15m

(12'4" x 10'4") max

Bathroom -

2.84m x 1.7m

(9'4" x 5'7")

Garden Room -

4.04m x 3.86m

(13'3" x 12'8")



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