

11 Foxton Road
Lubenham
LE16 9TB

£300,000

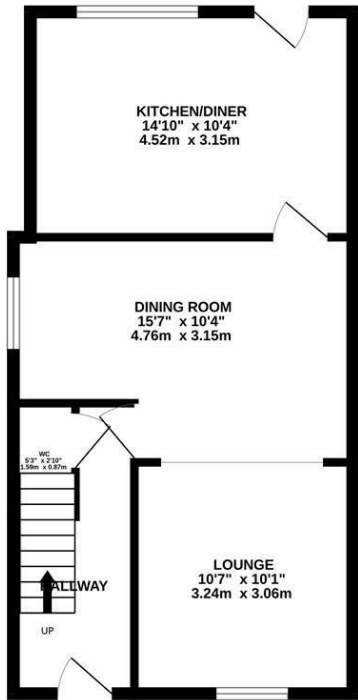


OSCAR JAMES

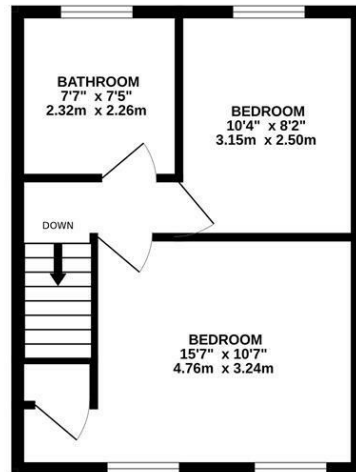
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FLOOR PLANS

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Open plan lounge/dining room, with log burner



Spacious fitted kitchen



Two good sized bedrooms



Family bathroom



Stunningly mature south west facing garden



Ample off road parking



WHAT'S GREAT?

Charming Period End-Terrace Cottage with Beautiful South-West Facing Garden and brimming with potential to extend

Situated in the heart of the highly desirable village of Lubenham, this attractive two-bedroom period end-terrace cottage blends character, warmth and practicality in equal measure. Enjoying a peaceful village setting just five minutes from Market Harborough, the property offers an enviable lifestyle with excellent amenities and transport links close at hand.

The accommodation centres around a spacious open-plan living and dining room, creating a light and welcoming space ideal for both everyday living and entertaining. A charming log-burning stove provides a cosy focal point, adding character and ambience throughout the seasons.

Upstairs, two well-proportioned bedrooms offer comfortable accommodation, each benefiting from plenty of natural light.

A standout feature of the property is the beautifully established south-west facing rear garden. Thoughtfully maintained and filled with mature planting, this private outdoor retreat enjoys sunshine throughout much of the day and provides the perfect setting for relaxing, gardening or al fresco dining.

Further benefits include off-road parking for two vehicles.

Lubenham is one of South Leicestershire's most sought-after villages, surrounded by attractive countryside yet conveniently located just a short drive from Market Harborough. The town offers an excellent selection of shops, cafés, restaurants, leisure facilities and a mainline railway station with direct services to London St Pancras.

Offering period charm, a wonderful garden and an exceptional village location, this delightful home is perfectly suited to those seeking a balance of rural living and modern convenience. Please contact Oscar James Market Harborough for more information.

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SELLER'S SECRET

I have loved living in Lubenham, which is a perfect balance between rural get away and practical convenience, as it is so close to Market Harborough Town.



Why we like it....

A true gem of a property in a beautiful location. If you're tired of new build developments with limited character, this could be the property for you.

To buy or not to buy....

OSCAR JAMES

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