

12 Lounts Crescent
Great Easton
LE16 8SX

Offers over £400,000



OSCAR JAMES
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WHAT'S GREAT?

Charming village cottage with parking, EV Charging and no onward chain.

Ideally situated in the highly desirable and picturesque village of Great Easton, this charming three-bedroom cottage offers beautifully presented and versatile accommodation, combining character features with a number of thoughtful modern improvements.

The ground floor offers a welcoming living room with a wood-burning stove, creating a cosy focal point for the home, alongside a separate dining room, perfect for family meals and entertaining. The country-style kitchen provides a charming and practical heart to the home, with a useful utility area and WC adding further convenience.

A further benefit is the study, providing an ideal dedicated space for home working, hobbies or those simply requiring additional flexibility.

Upstairs, there are three well-proportioned double bedrooms, together with a stunning refitted four-piece bathroom, featuring a freestanding bath and separate walk-in shower.

Outside, the property enjoys a low-maintenance garden with artificial lawn, providing an attractive and practical space for relaxing and entertaining. There is also off-road parking for two vehicles, along with the added benefit of an EV charging point.

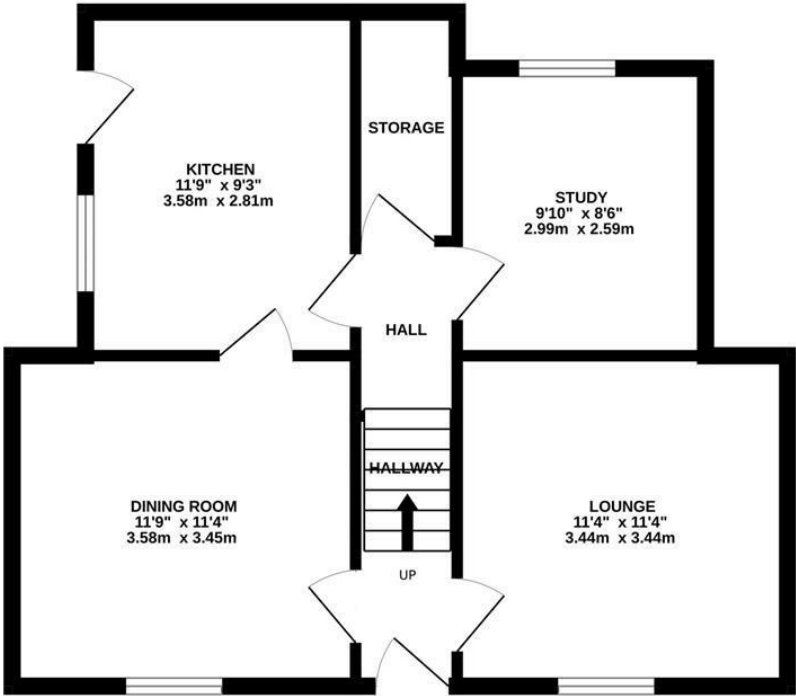
The property is offered for sale with no onward chain, making it an appealing choice for those looking for a straightforward move.

Great Easton is a popular and picturesque village, offering a peaceful countryside setting whilst remaining conveniently positioned for access to Market Harborough and the surrounding towns and villages. The village itself benefits from a welcoming pub, coffee shop and well-regarded primary school, adding to its strong sense of community and appeal.

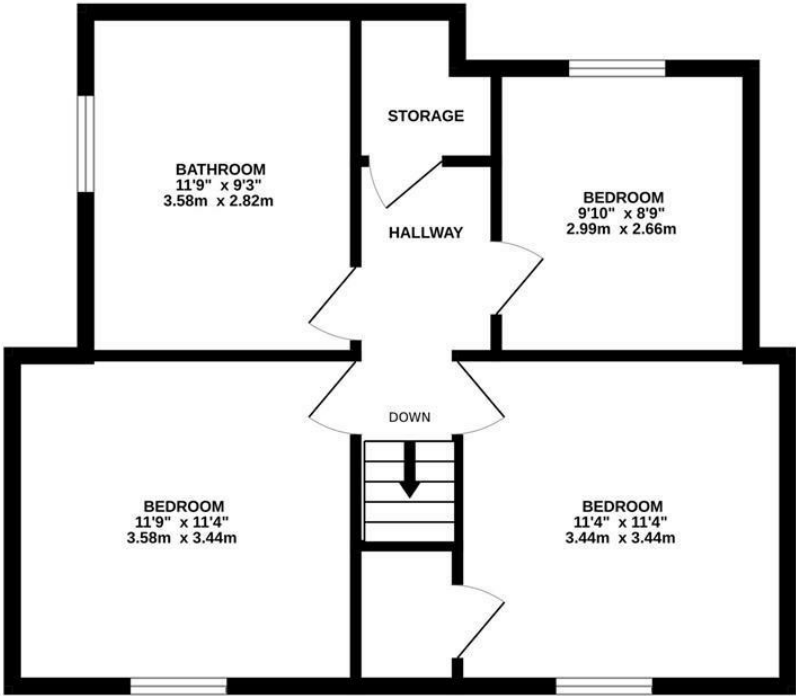
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Floor Plan

GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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...



Two reception rooms



Country style kitchen



Three double bedrooms



Beautiful refitted bathroom



Low maintenance garden



Off road parking





SELLER'S SECRET

Ideal village life, in one of Great Easton's most appealing settings. This beautiful cottage combines timeless character with the warmth and comfort of a much-loved home, creating an inviting retreat in the heart of this picturesque village. Whether it's quiet mornings in the garden or cosy evenings at home, this is countryside living with plenty of charm.



Why we like it....

Village charm, character and countryside on your doorstep. Tucked away in the much-loved village of Great Easton, this delightful cottage offers a rare opportunity to own a home full of warmth and character, with beautiful surroundings and a wonderfully peaceful village setting. Charming, inviting and ready to make your own, it's the kind of home that feels special from the moment you arrive.

OSCAR JAMES

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To buy or not to buy....
