



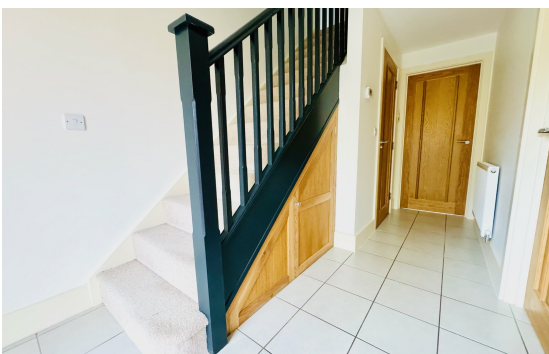
## Manor Farm Close, Tugby

A delightful property offering the perfect blend of modern living and idyllic countryside charm. Nestled in an exclusive development, this modern detached home offers a quiet location with views to the front and rear.



### FEATURES

- Detached Home In Prime Location
- Two Generous Double Bedrooms
- Kitchen Diner
- Enclosed Rear Garden
- Off Road Parking For Three Cars
- Stunning Countryside Views
- South Facing Garden



## ACCOMMODATION

**Cosy Reception Room:** Step into the inviting lounge, a bright and welcoming space perfect for relaxing evenings or entertaining guests.

**Spacious Kitchen/Diner:** The heart of the home, this well-designed kitchen/diner offers ample space for cooking and dining, with a door leading conveniently to the garden for seamless indoor-outdoor living.

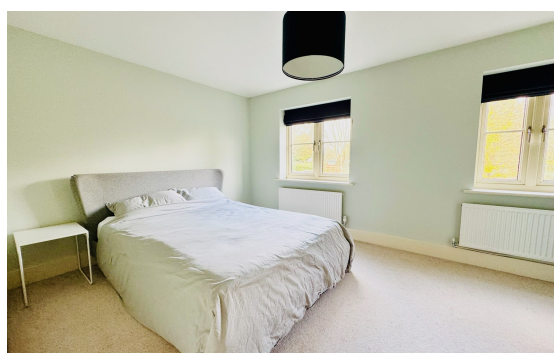
**Two Comfortable Bedrooms:** The first floor offers two generously sized bedrooms, ideal for a small family, guests, or a home office.

**Stylish Bathroom:** The contemporary bathroom features a large walk-in shower, perfect for unwinding after a busy day.

To book a viewing call our area experts

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## EXTERNAL

**Parking for Three Vehicles:** With dedicated parking spaces, convenience is guaranteed. To the rear is a private South facing garden laid to lawn with patio area for entertaining.

### Additional Information:

The estate management charge is £479.10 per annum, paid in two instalments, covering road maintenance, grounds, and lighting. This is an opportunity to embrace a peaceful lifestyle in a picturesque location. Contact us today to arrange your viewing!

Tugby is a picturesque village surrounded by the scenic landscapes of east Leicestershire, conveniently located just off the A47 between Uppingham and Leicester. The village offers a friendly community atmosphere, with a local pub/restaurant, village hall, sports facilities, a well-regarded primary school, and a historic church.

For everyday necessities, the nearby village of Billesdon provides a doctor's surgery, post office, and general store, while more extensive shopping and amenities are available in Leicester, Uppingham, Oakham, and Market Harborough. Commuters will appreciate the mainline rail services to London St Pancras from Leicester and Market Harborough, and easy access to the M1 via Junctions 20 or 21.

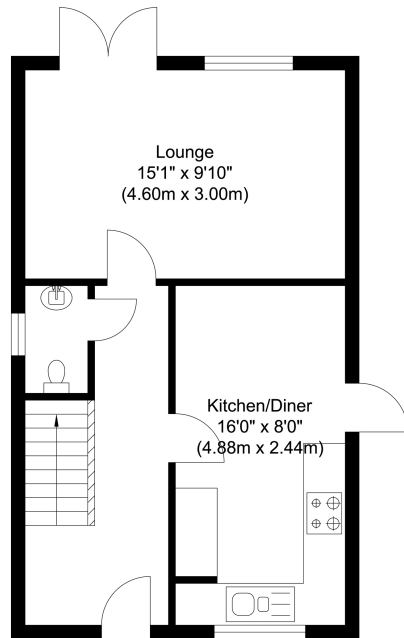
For those who enjoy outdoor activities, nearby Rutland Water offers a range of leisure pursuits, including sailing, walking, and cycling.



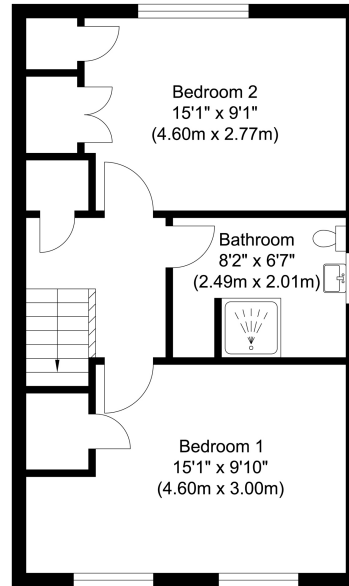
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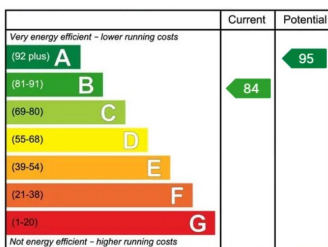
Ground Floor  
Approximate Floor Area  
394.70 sq. ft  
(36.70 sq. m)



First Floor  
Approximate Floor Area  
394.70 sq. ft  
(36.70 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

### EPC RATING



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