



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Tower Court, Lubenham

£550,000

4 2 3



"Desirable Village Living"

Situated in a desirable cul-de-sac, in the much sought after village of Lubenham, this impressive, detached residence boasts generous proportions, four double bedrooms, a delightful established large garden, ample off-road parking and a detached double garage!

Conveniently located within walking distance to the local primary school, pub, church and village hall, with countryside walks on the doorstep. Market Harborough is a five-minute drive away or a scenic walk along "Adams Mile", a beautiful footpath that runs all the way into Market Harborough, which offers a variety of independent local shops and restaurants, and a direct train link into London St Pancras within an hour.

This beautifully maintained residence is accessed via a welcoming entrance hall with access to the guest WC with a two-piece suite and a storage cupboard for coats and shoes. Stairs flow up to the first-floor landing.

Spacious and open plan L-shaped living/dining room boasting a dual aspect flooding the room with natural light. French doors open out to the delightful rear garden and in the dining area is ample space for a six seater dining table and chairs.

Ground floor study with a window overlooking the rear garden offering the perfect space for those working from home. The room also offers the potential to be utilised as a playroom or music room.

Traditional kitchen comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink with draining board, an integrated electric oven with a four-ring gas hob, an integrated dishwasher, space for a freestanding fridge/freezer, and a door leads through to the utility area.

Utility area with a door out to the rear garden.

First floor landing with access to the attic with lighting, via a hatch with a fitted ladder.

Spacious principal bedroom featuring a large front aspect window injecting an abundance of natural light, ample fitted wardrobes and an en-suite shower room. The en-suite comprises vinyl flooring, ceramic tiled walls, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Three further double bedrooms, with bedrooms two and four benefitting from fitted wardrobes.

Modern family bathroom comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

Detached double garage benefitting from power and light, with an electric roller door and a side personnel door leading to the garden.

The property boasts a pretty and neat frontage with mature trees and a block paved driveway providing off road parking for two to three cars. An electric roller door opens into the double garage providing further parking for two cars if required. The delightful rear garden wraps around the property and has been landscaped to feature a paved patio leading from the rear doors boasting a wealth of mature trees and shrubbery. To the side of the property lies a substantial side garden area with a vegetable patch, a clothes drying area and gated access through to the front elevation.





- Living Room - 6.43m x 3.48m (21'1" x 11'5")
- Dining Room - 3.05m x 2.44m (10'0" x 8'0")
- Kitchen/Dining Room - 4.75m x 4.01m (15'7" x 13'2") max
- Study - 2.95m x 1.85m (9'8" x 6'1")
- Main Bedroom - 4.57m x 3.58m (15'0" x 11'9") max
- En Suite - 2.18m x 1.3m (7'2" x 4'3")
- Bedroom Two - 3.58m x 3.58m (11'9" x 11'9")
- Bedroom Three - 3.28m x 2.77m (10'9" x 9'1")
- Bedroom Four - 2.77m x 2.46m (9'1" x 8'1")
- Bathroom - 3.28m x 1.68m (10'9" x 5'6") max



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

