



**HENDERSON
CONNELLAN**
ESTATE AGENTS

5 Laughton Court, Lubenham

3 2 2



“An Interior, Position and Proportions to Impress!”

A bright and spacious living room features high-quality Amtico flooring, a welcoming atmosphere, perfect for relaxing or entertaining with multiple TV points, and with plenty of natural light streaming through the window to the front elevation.

A stylish and functional open-plan kitchen/dining area offers the perfect entertaining room with ample space for a dining table and chairs, French doors out to the garden and continued Amtico flooring. The kitchen features shaker-style eye and base level units with a sleek composite worktop and upstand, an inset ceramic one-and-a-half bowl sink, a Smeg integrated oven, and a four-ring ceramic hob with an extractor hood. Additional integrated appliances include a fridge/freezer and dishwasher. The space also benefits from convenient access to a useful under-stairs storage cupboard, providing extra storage solutions.

A practical and well-appointed utility room with continued Amtico flooring, additional eye and base level units for extra storage, a stainless steel sink and there is space for a washing machine. The utility room also provides access to a generous-sized guest WC with a two-piece suite. From the utility area, a single glass-panelled door leads directly into the garden, offering easy outdoor access. Stairs rise to the first floor landing with LED spotlights, access to the loft hatch, airing cupboard and all rooms.

There are three generously sized double bedrooms, each beautifully decorated and featuring contemporary glass-panelled internal doors, allowing natural light to flow effortlessly through to the landing. The second bedroom boasts a skylight window to the front elevation with a fitted blind and an attractive raked ceiling, adding character and charm to the space.

Impressive main bedroom with two feature windows enjoying the outlook of the garden and far-reaching countryside views to the rear elevation. The generous room offers ample room for a king size bed, wardrobes and there is an en suite shower room. The well presented en suite features tiled flooring, a chrome heated towel rail, skylight window and a three piece suite. The three piece suite comprises a double width, walk in shower, a low level WC and a pedestal wash hand basin.

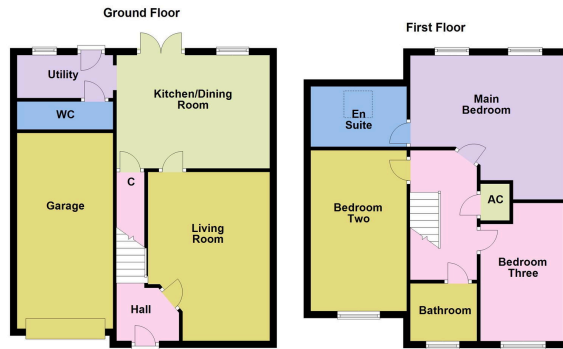
Family bathroom finished to a high standard with tiled flooring, a chrome heated towel rail and a three piece suite incorporating a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.

The property is equipped with solar panels, providing energy-efficient benefits and reducing the carbon footprint. The solar energy helps to reduce energy costs, offering long-term savings and sustainability. Evidence of these savings can be provided.

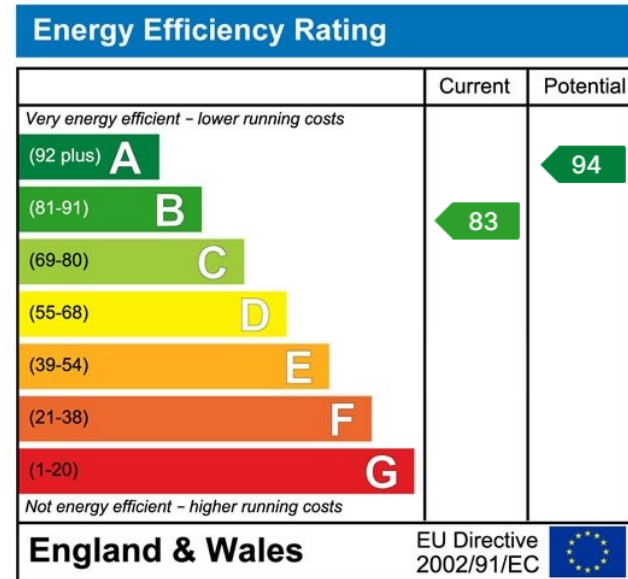
The property is set in a cul-de-sac position, offering a peaceful and private setting with countryside views to the rear elevation. The front is neatly presented with a block-paved driveway providing off-road parking for two to three cars. A well-maintained planted border adds to the curb appeal, while side access leads to the rear garden and there is access to the integral single garage.

The beautifully landscaped garden features a well-maintained circular main lawn, a contemporary paved seating area and a further paved seating zone perfect for al fresco dining or entertaining. The garden is enhanced by a host of well-stocked planted borders to the rear and side elevation, offering a vibrant array of flowers and shrubs. Fruit trees, including cherry, plum, apple, and fig, provide seasonal interest and harvest. The garden is finished off with stunning countryside views, creating a peaceful and picturesque outdoor retreat.





- Living Room - 4.93m x 3.35m (16'2" x 11'0") max
- Kitchen/Dining Room - 4.42m x 3.63m (14'6" x 11'11")
- Main Bedroom - 4.42m x 4.24m (14'6" x 13'11") max
- En Suite - 2.77m x 1.75m (9'1" x 5'9")
- Bedroom Two - 4.7m x 2.77m (15'5" x 9'1")
- Bedroom Three - 4.04m x 2.41m (13'3" x 7'11") max
- Bathroom - 1.88m x 1.68m (6'2" x 5'6")



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.

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

