



JAMES
SELICKS

CRANBOURNE LODGE

TUR LANGTON, MARKET HARBOROUGH

This spacious detached family home, located on the edge of the popular South Leicestershire village, Tur Langton, enjoys far reaching views across rolling countryside. It offers you the opportunity to create your own bespoke family home through refurbishment and extension (subject to consents).

Offered for sale with no upward chain.

Detached family home • Open countryside views • Four double bedrooms • Over 2,300 Sq. Ft of accommodation • Reception hall and snug/study • Two reception rooms • Kitchen and utility room • Rear garden room with scope for further use • Ensuite and family bathroom • Double garage •

Accommodation

There is a spacious drive which offers excellent parking. The front porch leads to a welcoming reception hall. To the right is a guest cloakroom and to the left is a snug which could also serve as a home office/study. Ahead, is a 25 ft sitting room which enjoys views over both the garden to the rear and open rolling countryside to the side. A feature fireplace provides a focal point while glazed double doors lead through to a formal dining room which enjoys a lot of natural light.

Through the dining room is the kitchen which can also be accessed from the hall. In the kitchen there is an extensive range of wall and base units providing ample work surfaces. Integrated appliances include a double oven, an electric hob and a dishwasher. The utility room is accessed off the kitchen and provides further space for storage and white appliances. There is a garden room through the kitchen back door that provides access to the front and rear gardens as well as into the double garage. The garden room offers scope for conversion into further accommodation (subject to necessary consents).

Upstairs there is a generous bright galleried landing. The master bedroom features fitted wardrobes and an ensuite bathroom comprising bath, wash hand basin and WC. There are three further double bedrooms each with fitted wardrobes. The family bathroom includes a suite comprising of a separate shower cubicle, a bath, a WC and a wash hand basin.

Outside

The gravelled drive to the front leads to the double garage. The rear garden has a paved patio terrace and further seating area to the side. The lawn with mature borders has extensive views across the rolling countryside beyond.



Views



Location

The highly popular village of Tur Langton sits at the heart of rural Leicestershire, just north of the market town of Market Harborough, and boasts some of the finest countryside views the county has to offer. The village is home to the beautiful St Andrews Church built in 1866 and is a favourite for commuters with London St Pancras being approx. 60 mins from Market Harborough Station. There is a highly regarded primary school in the next village, Church Langton and secondary schools available in nearby Market Harborough and Kibworth.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: G

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

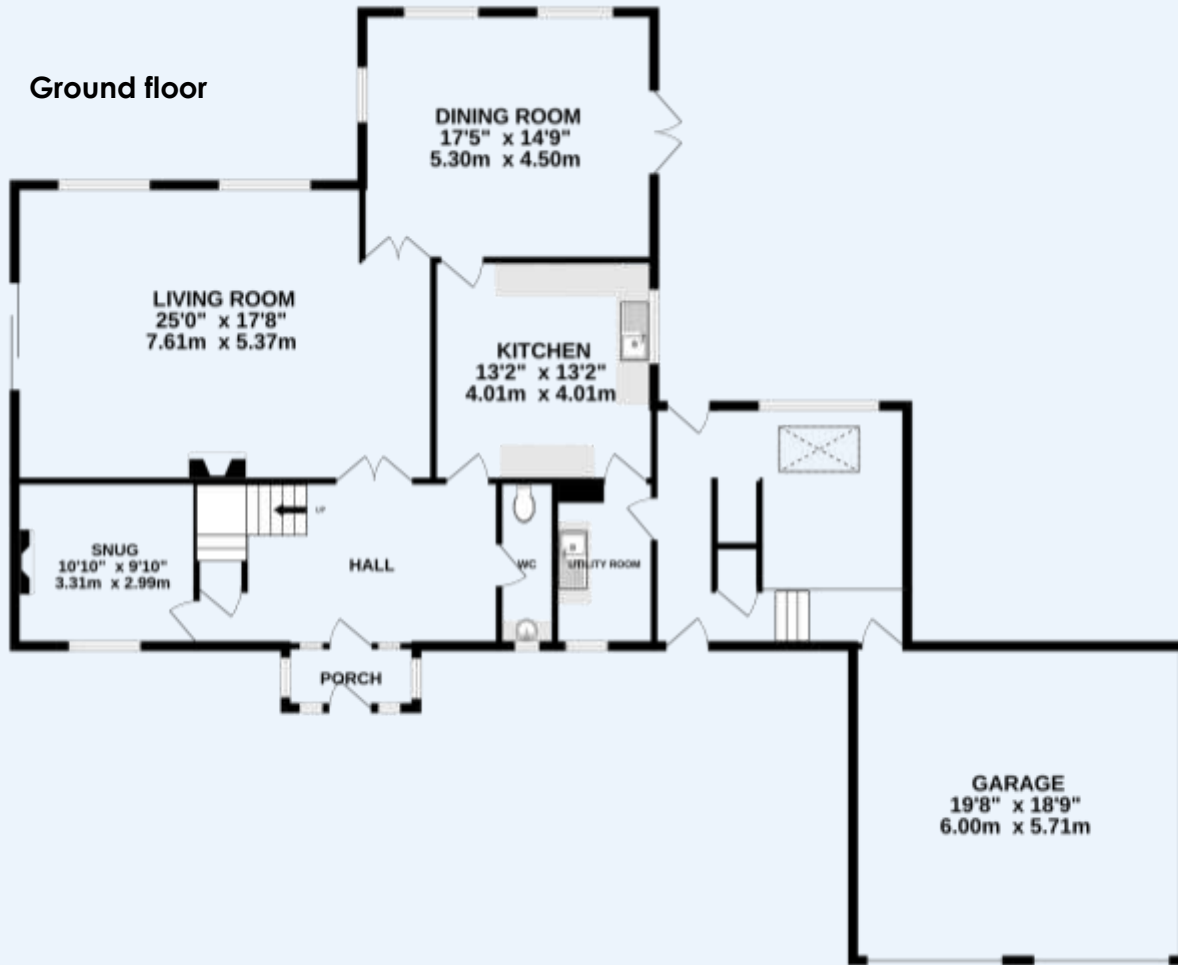
Satnav Information

The property's postcode is LE8 0PJ.

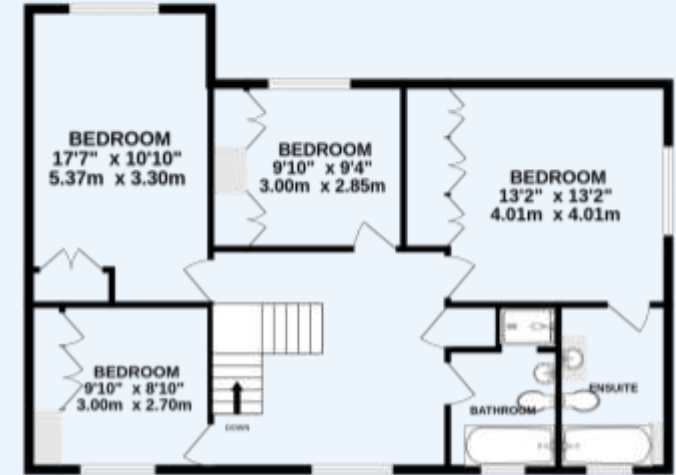




Ground floor



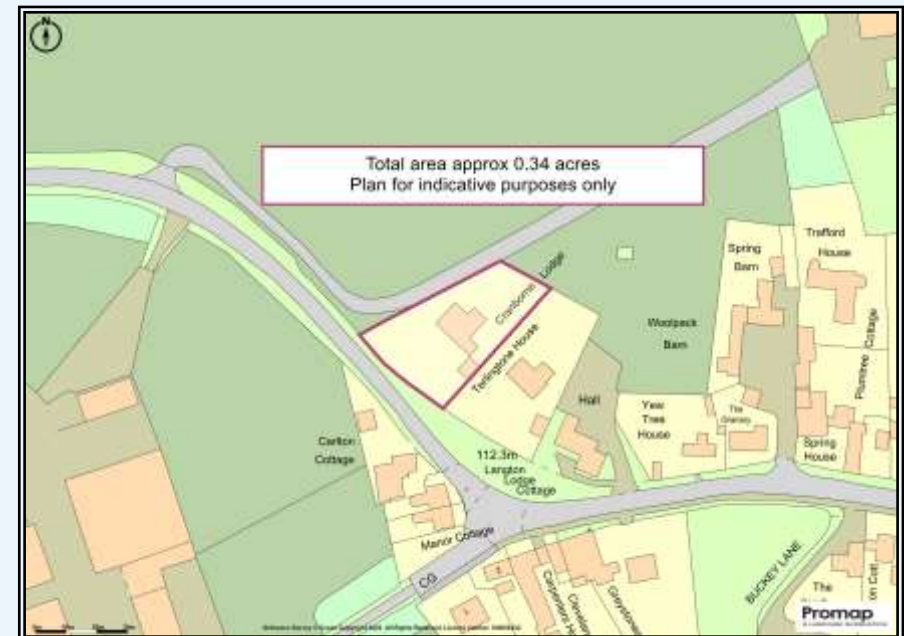
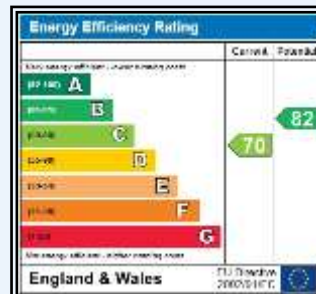
First floor



**Cranbourne Lodge, Main Street Tur Langton,
Market Harborough, Leicestershire, LE8 0PJ**

Total approx. internal floor area = 221.2 Sq. M (2,381 Sq. Ft)
 Total approx. floor area Garage = 34.3 Sq. M (369 Sq. Ft)
 Total Approx Gross Floor Area = 255.5 Sq. M (2,730 Sq. Ft)

Measurements are approximate. Not to scale.
 For illustrative purposes only.



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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