

Leopards Lodge

EAST LANGTON, MARKET HAROROUGH

JAMES
SELICKS





Leopards Lodge is a stunning village home occupying a prominent position in the heart of this highly regarded south-east Leicestershire village. This impressive five-bedroom detached village home combines period character with thoughtfully designed modern living. Significantly and meticulously improved over the years, the property offers spacious, versatile accommodation arranged over three floors, where exposed beams, beautiful fireplaces and bespoke joinery sit comfortably alongside bright, contemporary living spaces. At the heart of the home is a superb open-plan living dining kitchen, complemented by generous reception rooms and beautifully landscaped gardens, creating a truly wonderful home.

Exceptional five-bedroom detached village home arranged over three floors • Bespoke open-plan living dining kitchen with premium appliances • Snug located off the living kitchen • Utility room, pantry and excellent built-in storage throughout • Character features throughout including exposed beams and two feature fireplaces • Elegant sitting room with wood-burning stove and triple aspect • Principal bedroom with ensuite shower room • Two second floor double bedrooms, each with their own en-suite facilities • Two further double bedrooms to the first floor • Private, beautifully landscaped wraparound gardens with multiple seating areas •

Accommodation

A welcoming entrance hall provides an impressive introduction to the home, complete with oak flooring, a turning staircase rising through all three floors, useful understairs storage and a cloakroom.

The true heart of the property is undoubtedly the magnificent open-plan living dining kitchen a wonderfully sociable space designed with both modern life and entertaining in mind. Flagstone flooring, exposed ceiling beams and an impressive inglenook fireplace create an abundance of warmth and character, whilst windows to both the front and rear ensure the room is bathed in natural light throughout the day. The bespoke Neptune kitchen is beautifully appointed with handcrafted cabinetry, granite work surfaces, a central island and a range of premium appliances including a range cooker, Fisher & Paykel American-style fridge freezer and integrated Bosch dishwasher. A walk-in pantry and adjoining utility room provide excellent practical space, with French doors opening directly onto the gardens. A snug is situated off the kitchen and boasts a contemporary fireplace with feature recessed shelving and an impressive oak Bessemer beam above.

Complementing the kitchen is an elegant sitting room with office area off, enjoying a triple aspect with views over the gardens and centred around a striking fireplace housing a log-burning stove beneath an exposed timber mantel. Rich in original character, with oak flooring and exposed ceiling timbers adding further charm, this is a wonderfully inviting space to relax and unwind, whether enjoying cosy winter evenings or opening the French doors during the warmer months to seamlessly connect with the outside.

The bedroom accommodation is thoughtfully arranged over the upper two floors, offering exceptional flexibility for modern life. The principal bedroom enjoys dual-aspect views and benefits from a private ensuite shower room, whilst two further generous double bedrooms, and the bathroom complete the first floor. The second floor continues the home's character with two beautifully proportioned double bedrooms featuring exposed beams, one served by an ensuite WC and the other by an ensuite shower room, making them ideal for older children, guests or independent multi-generational living.

Outside

Approached via a gravelled forecourt, the property enjoys an attractive frontage with twin timber doors where the remainder of the original garage has been thoughtfully converted into the utility room. Gated side access leads through to the principal southwest facing gardens, which wrap elegantly around the side and rear of the property and enjoy an excellent degree of privacy thanks to mature planting, brick walling and timber fencing.





Designed to be enjoyed in every season, the gardens offer a wonderful balance of lawn, established borders and generous paved terraces, creating the perfect setting for outdoor entertaining. Raised lawned areas are complemented by mature trees, colourful planting and attractive herringbone block paving, whilst a timber garden shed provides useful external storage. Altogether, the gardens offer a peaceful and private extension of this outstanding village home.

Location

East Langton forms part of a collection of villages known as 'The Langton's' popular for the high-quality housing stock and those looking for a village community. The village is surrounded by some of Leicestershire's most attractive rolling countryside. East Langton has a popular local pub, The Bell, a well-supported cricket club and is in the catchment for the local Church Langton primary school found only a short distance away. Private schooling may be found nearby at Great Glen with Leicester Grammar School and Stoneygate School being situated there.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** G

Listed Status: Not Listed **Built:** 1724 **Conservation Area:** No

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

Meters: Gas and Electric smart meters, plus a water meter

Broadband delivered to the property: FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

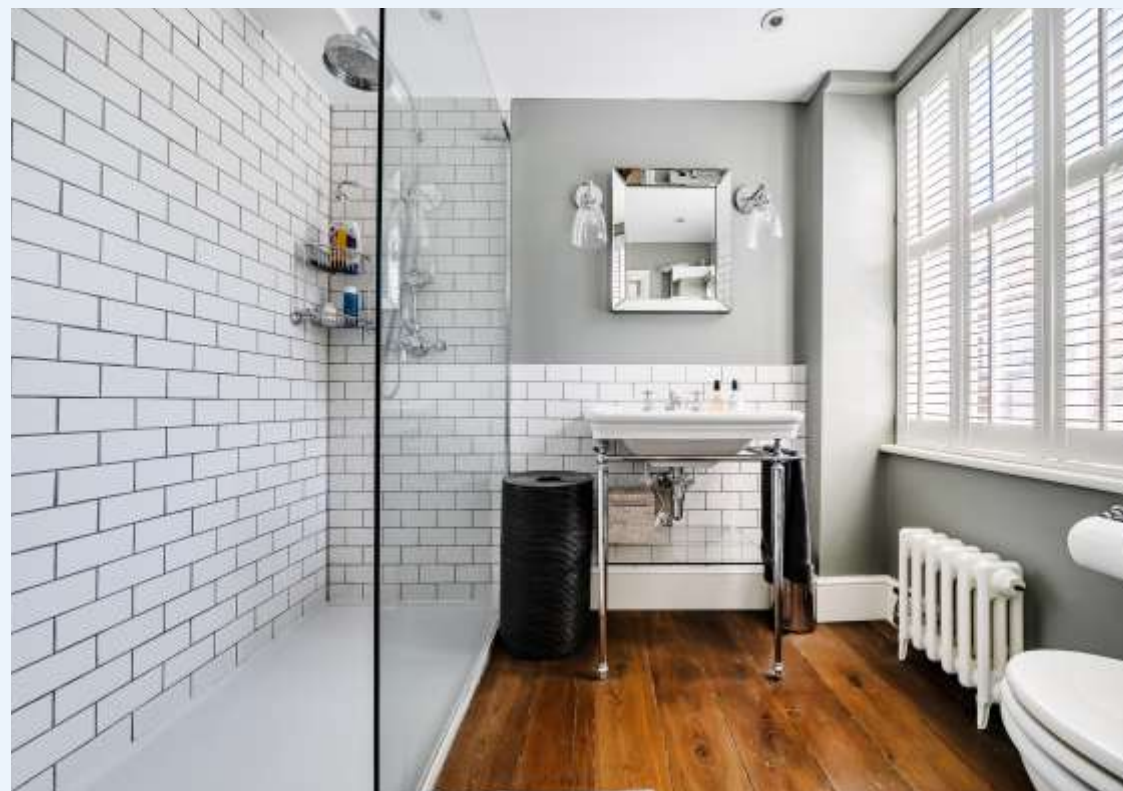
Accessibility: Three storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients

Satnav Information: The property's postcode is LE16 7TW







Main Street, Market Harborough, LE16

Approximate Area = 2164 sq ft / 201 sq m

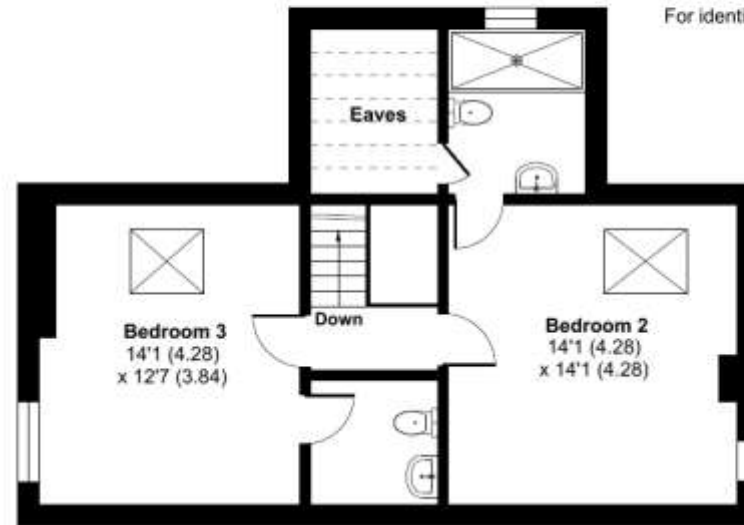
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 2217 sq ft / 205.9 sq m

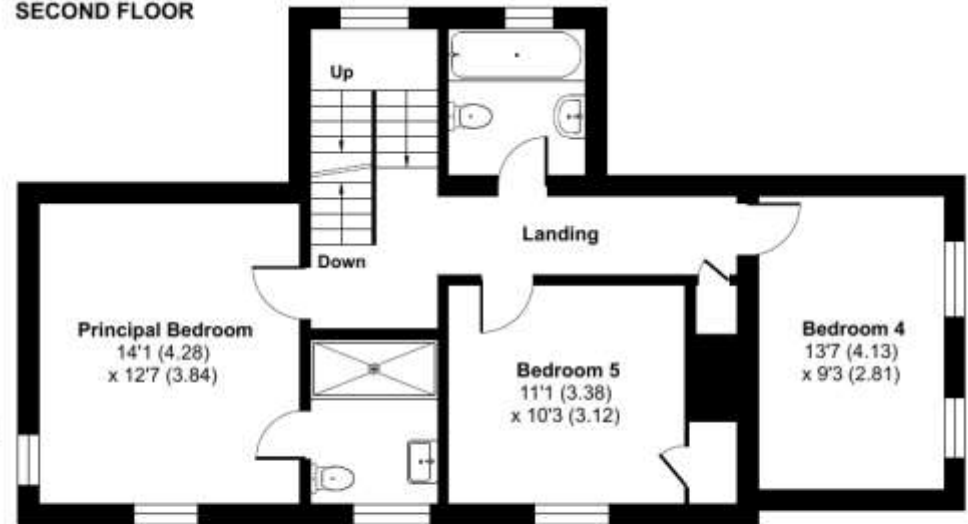
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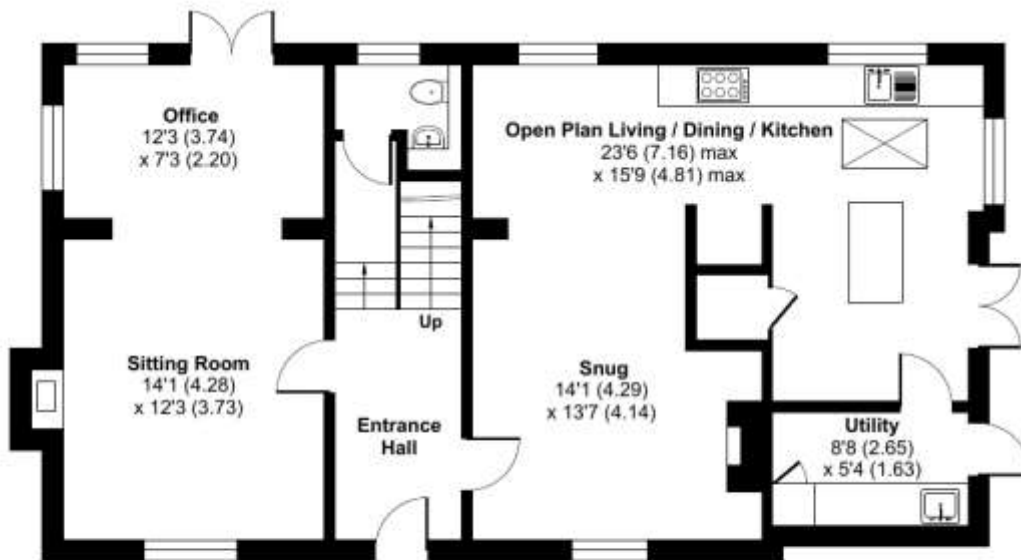
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

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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.

