



The Laurels, Coach House 20 Main Street, Lubenham, Market Harborough,
Price £450,000

This high specification conversion of a classic Victorian building is conveniently situated in picturesque private communal grounds in the heart of the charming rural south Leicestershire village of Lubenham. This sympathetically designed development has retained the architectural delights and proportions of the original Victorian building whilst refurbished to suit modern contemporary living. The Coach House is situated within its own private garden, with contemporary Pronorm kitchen, a range of appliances, Villeroy & Boch bathrooms with under floor heating. Allocated parking.





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Property Information

This high specification conversion of classic Victorian and modern single storey buildings is conveniently situated in picturesque private communal grounds in the heart of the charming rural south Leicestershire village of Lubenham.

Coach House: Three Bedrooms, one with ensuite, Bathroom, Dining Kitchen, Utility Room, Living Room. Allocated parking and private gardens.

Location

Nestled in an idyllic rural retreat with spacious gardens The Laurels sits just over two miles from Market Harborough. Perfectly located for commuters, being just 3 miles from Market Harborough Train Station, with regular trains to London St Pancras, M1 junction 20 and Lutterworth are 20 minutes drive and Kettering just 30 minutes away surrounded by all the delights the south Leicestershire countryside has to offer.

Market Harborough (Station) 2.5 miles
Junction 20, M1 11 miles
Lutterworth 11 miles
Kettering 14 miles
Leicester 17 miles
Northampton 19 miles

Lubenham and surrounds

Lubenham is a small historic village close to the river Welland with classic village green, Coach and Horses public house, village shop, Primary school and All Saints church.

Close to the Grand Union canal, the area boasts lovely country walks, a heritage trail and striking buildings of historical interest. In September Lubenham hosts the delightful Scarecrow festival and is also perfectly situated to access many surrounding attractions such as Foxton Locks, Rockingham castle, Wistow maze and Kilworth House Theatre.

Just minutes away is the thriving rural market town of Market Harborough, on the Leicestershire/Northamptonshire border. Well known for its charming town centre with many independent shops to browse and great restaurants to enjoy showcasing the extensive local produce. With the opportunity to visit the twice monthly farmers market, Harborough museum and theatre, the Arts Fresco festival in September or just to enjoy Welland Park, both the town and surrounding area are perfect for families. It is well provided with popular state and private schools, sport and leisure facilities, great days

General

High quality refurbishment retaining classic charm of Victorian Architecture
Secure site with electronic gated access
Allocated parking
Private garden
Completion Summer 2017

Internal Specification

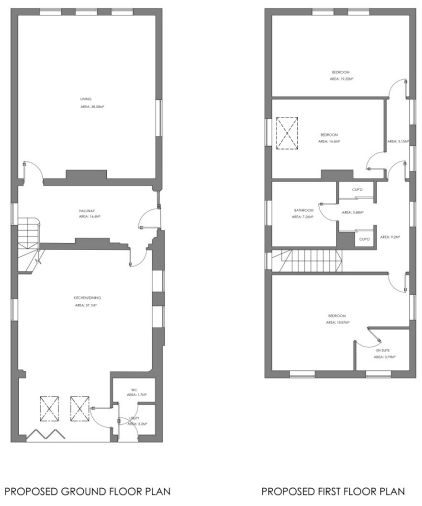
Wood flooring in living areas, tiled bathrooms and carpeted bedrooms
Double glazing
Gas combi boilers
Virgin and BT broadband, TV and phone connection with Freeview
Built in storage and wardrobes
Burglar alarm

Kitchens and Bathrooms

Expertly designed, contemporary German Pronorm kitchen with matt door finish by Plug. A range of appliances, including:
Bosch fan oven and combi microwave
Elicia extractor fan
Siemens Fridge/Freezer
4 zone Induction hob
Baumatic dishwasher
Quartz work surfaces and warming drawer
Bosch washer/dryer
Bathrooms

Villeroy & Boch Sanitary ware
Hans Grohe fittings
Underfloor heating
Fully tiled marble walls and flooring
Contemporary heated towel rail





PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPERTY INFORMATION PROPERTY ADDRESS: 26 ALLANDALE ROAD, STONEYGATE, LEICESTER LE2 2DA PROPERTY TYPE: DETACHED HOUSE PROPERTY STATUS: NEW BUILD	
AGENT INFORMATION NAME: FOTHERGILL WYATT ADDRESS: 26 ALLANDALE ROAD, STONEYGATE, LEICESTER LE2 2DA TEL: 0116 270 5900 FAX: 0116 274 5732 EMAIL: info@fothergillwyatt.com WWW: www.fothergillwyatt.com	PROPERTY INFORMATION PROPERTY ADDRESS: 26 ALLANDALE ROAD, STONEYGATE, LEICESTER LE2 2DA PROPERTY TYPE: DETACHED HOUSE PROPERTY STATUS: NEW BUILD

Warranty

Each property comes with a 10 year warranty which will cover all aspects of manufacturing and building defects giving you peace of mind in your new home.

Directional Note

Leaving Leicester city take the A6 to Market Harborough, go in to Market Harborough on B607 into the town centre, turn right onto the A4304 (Harborough Road) past Welland Park to Lubenham. The Laurels is on the left as indicated by the agents board as you enter the village.

Reservation Procedure

Properties can be reserved through Fothergill Wyatt. Please call 0116 270 5900 for further information.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt. Alternatively, further details can be found on the website, you can register with us at www.fothergillwyatt.com and viewings can be booked directly by calling 0116 270 5900.

Please note images are indicative only and not specific to plot.

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