

JAMES
SELICKS



Ruth Cottage

EAST LANGTON, MARKET HARBOROUGH



A beautiful three bedroom detached cottage, previously extended to the side and rear, thought suitable for further renovation (subject to the necessary planning consents), benefitting from a detached garage with home office above, and boasting superb rear gardens.

Porch • sitting room • dining kitchen • ground floor cloakroom • conservatory • three double bedrooms • shower room • side driveway • detached garage • first floor office • stunning rear gardens • no upward chain • EPC – D

Accommodation

The property is entered via an entrance porch with solid wood front door with windows either side. The sitting room has a window to the front, a beautiful inglenook fireplace with an inset cast iron log burner on a tiled hearth and shelving either side, a further window to the side elevation and houses the stairs to the first floor with an understairs storage cupboard beneath. The dining kitchen has an excellent range of solid wood eye and base level units and drawers and preparation surfaces, an inset one and a quarter bowl sink and drainer unit, a four-ring gas hob with extractor hood over and brand new Hotpoint oven under, an integrated microwave, a display cabinet and shelving, plumbing for an automatic washing machine, tiled flooring, a window to the rear elevation and French doors leading into the conservatory. A side lobby with a glazed and wooden door to the driveway houses the alarm pad and gives access to a ground floor cloakroom with a low flush WC housing the Vaillant wall mounted boiler and having tiled flooring. The conservatory is of wood and brick construction with tiled flooring and French doors leading onto the patio area.

To the first floor is a landing with exposed ceiling beams. The master bedroom has a window to the rear elevation with views over the garden, built-in wardrobes and storage cupboards and further eaves storage. Bedroom two has windows to the front and rear elevations and exposed beams. Bedroom three has a window to the front elevation, exposed beams, built-in wardrobes and an original cast iron fireplace. A shower room provides a corner shower cubicle, a wash hand basin with cupboards under, a low flush WC, heated chrome towel rail, fully tiled walls, an electric shaver point and a Velux window to the rear.

Outside

The property has a gravelled driveway to the side leading to covered car standing and in turn to a detached brick-built garage with twin wooden doors, power and light and to the first floor, a studio/ office with a porthole window and further Velux window. The garage is thought suitable for conversion (subject to the necessary planning consents) to be turned into ancillary accommodation to the main house.

The rear gardens of the property are a principal feature, having been beautifully maintained and manicured by the current owner over a number of years, including circular lawns, raised flowerbeds, rose gardens and several patio entertaining areas, an array of trees, shrubs and plants, hedged and walled boundaries.





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 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. While being a tranquil rural village, it offers convenient access to Market Harborough town centre and mainline railway station.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

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

Sat Nav Information and Directional Note

The property's postcode is LE16 7TW and house name 'Ruth Cottage'.

Leave Market Harborough by the B6047 for approximately 4 miles, turn right into East Langton on the Thorpe Langton Road and right again into Main Street where the property can be identified by our for sale board.



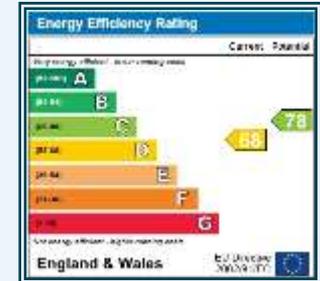
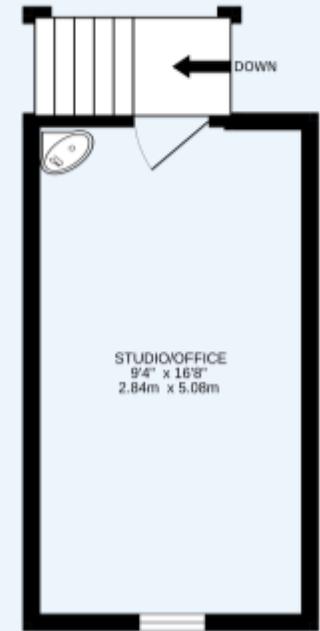
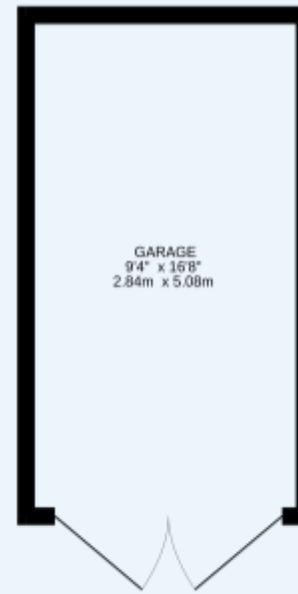


Ruth Cottage

Main Street, East Langton, Market Harborough, LE16 7TW

House approx. gross floor area = 120.7 Sq. M (1,299 Sq. Ft)
 Garage and studio approx. gross floor area = 28.9 Sq. M (312 Sq. Ft)

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





Studio/office above garage



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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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