

THE LAURELS

LAUGHTON, LEICESTERSHIRE

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The Laurels,
Laughton, Lutterworth,
Leicestershire

An elegant Georgian village home, set in immaculate private gardens and grounds of approximately one acre, in this peaceful, prime village setting.

Prime south Leicestershire village | Delightful private gardens | Beautifully presented throughout | Four bedrooms | Three reception rooms | Three bathrooms / ensuites | High quality conservatory | Generous garaging | Home office and outbuildings | Tranquil location | Approx. 1 acre plot | Cellar

ACCOMMODATION

The Laurels is set within a Conservation Area, and offers a rare combination of a manageable, non-listed family home offering over 4,000 Sq. Ft, affording complete privacy, beautiful grounds, and gardens and in a village renowned for attractive period homes with little passing traffic and surrounded by picturesque Leicestershire countryside.

The accommodation, which is oil-fired centrally heated, has been delightfully presented and maintained by the current owners. With a degree of remodelling and extension through the kitchen, our clients have created an open plan kitchen and living area which provides a layout sure to be popular for family life.

An entrance vestibule and hall lead to two reception rooms to the front, both with a lovely aspect over the gardens and with original open fireplaces. A third reception room has a delightful Inglenook fireplace and an electric log burner. The conservatory has access through two sets of French windows to the terrace and gardens. A cloakroom is conveniently situated off the hall with a cupboard and cloaks hanging space.

The kitchen is extremely well fitted with handmade cabinets and Beech and Granite preparation surfaces. Integrated appliances include a fridge, freezer, oil fired Aga, integrated oven, combination microwave and a halogen hob. A large dining and living area off gives access to a pantry, and has glazed windows and doors to the garden. A rear lobby/boot room with a utility room off has a sink and fitted cabinets and a second cloakroom with WC.

A landing leads to all the first floor accommodation through a series of attractive arches. The principal bedroom has lovely views to the front, an ensuite bathroom and walk-in wardrobe. There are three further double bedrooms, all with delightful views and a large family bathroom with a three piece suite and enclosed shower.

OUTSIDE

The grounds are partially walled and are accessed through double gates to a gravelled driveway providing ample car standing space and access to a double garage. An open carport leads to a cobbled courtyard area with a series of outbuildings which includes a home office and stores. To the rear of which is a large tractor shed with roller shutter doors. The gardens are completely private and un-overlooked, laid to lawn with delightful shrub and herbaceous borders. Sunny terraces provide plenty of entertaining space, a variety of a specimen trees providing year round interest. There is also a walled kitchen garden, a boiler/plant room and oil tank.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: G

SERVICES: The property is offered to the market with mains electric and drainage and oil-fired central heating.

SPECIAL NOTE

The sale of The Laurels will be subject to a development uplift provision. Details are available from the office.

LOCATION

Laughton has a fine selection of interesting and historic properties with a strong community spirit. The area is situated within some of the finest Leicestershire countryside with many scenic walks, bridleways and views and provides easy access into Market Harborough, Lutterworth and Leicester to the north, all providing a wider range of amenities normally associated with a large market town or city.

SAT NAV

Proceed out of Market Harborough on the A4304 Coventry Road, continue through Lubenham, travelling along on the Laughton Road as signposted to Laughton. Proceed into Main Street where the property may be found on the left hand side.

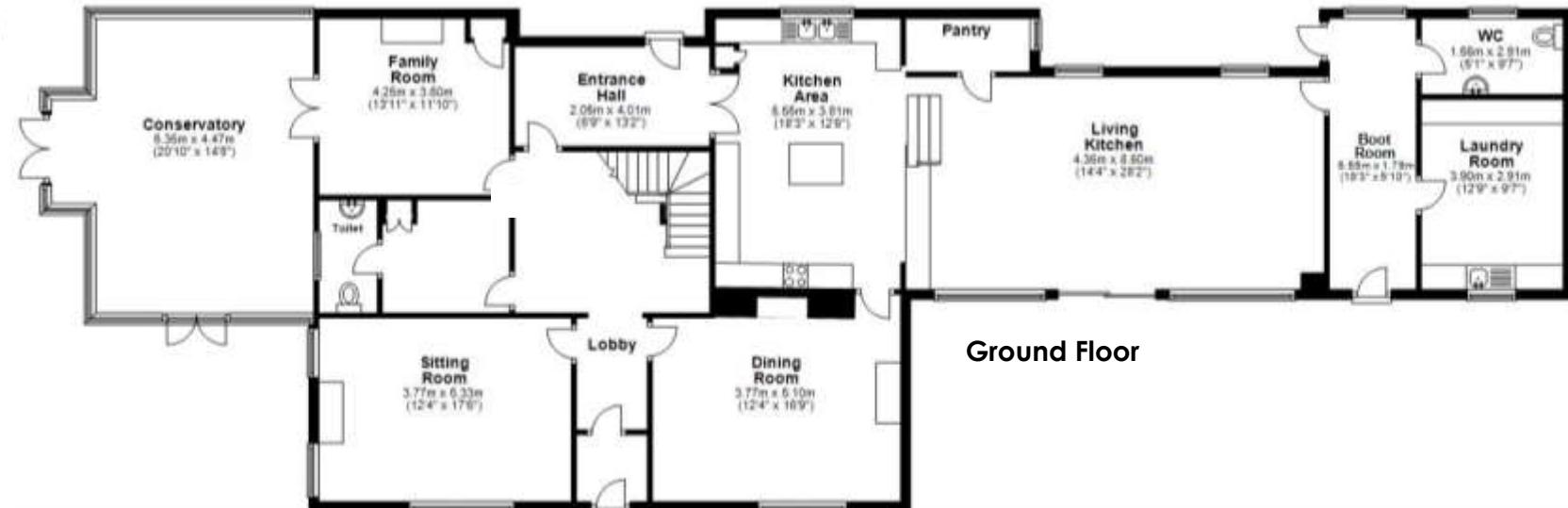
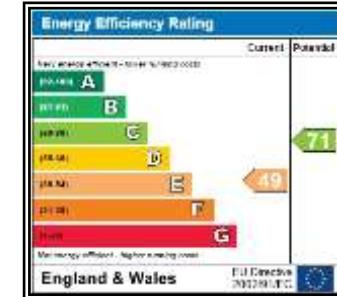




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Outbuildings



Internal ground floor approx. = 214.4 Sq. M (2308.2 Sq. Ft)
 Cellar = 29.3 Sq. M (315.6 Sq. Ft)
 Internal first floor approx. = 145.7 Sq. M (1568.1 Sq. Ft)

Total internal area approx. = 389.4 Sq. M (4191.9 Sq. Ft)

Plus garages = 58.9 Sq. M (633.9 Sq. Ft)
 Plus outbuildings = 66.9 Sq. M (720.6 Sq. Ft)

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





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Important Notice

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Measurements 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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