



YEW TREE HOUSE

EAST LANGTON, LEICESTERSHIRE



KING WEST



KING WEST

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Offices: Market Harborough • Stamford



These particulars are intended as a guide and must not be relied upon as statements of facts

Characterful four-bedroom mews home with flexible living accommodation, generous private garden and integral tandem garage in a peaceful village setting.

Yew Tree House

4 The Old Stables, East Langton, Leicestershire, LE16 7SB

- Attractive and Highly Sought after Mews Setting
- Four bedrooms, Three with Ensuite
- Arranged over three floors
- Kitchen/breakfast room
- Open-plan sitting/dining room with garden views
- Conservatory
- Separate laundry room
- Integral tandem garage
- Large private landscaped garden

The popular village of East Langton is surrounded by attractive open countryside and has a reputable public house and restaurant.

Situation

The popular Conservation village of East Langton is surrounded by attractive open countryside and has a reputable public house and restaurant.

The thriving town of Market Harborough lies some 5 miles to the south-west, offering flexible shopping and supermarket facilities, schools, bars, restaurants, a theatre, and leisure centre.

The city of Leicester is accessible via the A6, which also offers extensive amenities. For the commuter both Leicester and Market Harborough has a mainline rail service to London St Pancras with its Eurostar link. The M1 is accessible at either junction 20 or 21. International air travel is available from East Midlands, Birmingham, Stansted and Luton.

Sporting and leisure opportunities include a cricket club within the village, golf at Market Harborough, Leicester and Luffenham Heath. Water sports including sailing and fishing on Rutland Water and Pitsford Reservoir are towards Northampton.

The area offers many sought after preparatory schools and secondary schools are available at Great Glen, Market Harborough, Rugby, Uppingham, Oundle, Leicester and Northampton.

The Property

An attractive and characterful four-bedroom mews property, set over three floors and complemented by a substantial private garden and integral tandem garage.

From its attractive brick elevations, slate roof and distinctive architectural detailing, the property has an appealing sense of character from the outset. Internally, the accommodation is thoughtfully arranged to provide generous and versatile living space, with a particularly strong connection to the garden.

The principal living accommodation includes a well-appointed kitchen/breakfast room, a spacious open-plan sitting and dining area enjoying views across the garden, together with a conservatory providing a further light-filled reception space. A separate laundry room adds useful everyday practicality.

The bedroom accommodation is equally as impressive, with four well-proportioned bedrooms, three of which are double in size, with two of the rooms benefitting from ensuite facilities. The arrangement offers considerable flexibility for family life, guests or working from home.

Outside

Outside, the property benefits from a large, private and beautifully established garden, providing an excellent setting for outdoor entertaining and relaxation. The integral tandem garage offers secure parking and valuable additional storage or the potential for conversation, subject to the necessary consents. There is plenty of parking with space for three cars in front of the well maintained fore gardens.

General Remarks

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Services

None of the services have been tested by the agents.

Local Authority

Harborough District Council

Council Tax Band

E

Energy Performance Rating

C

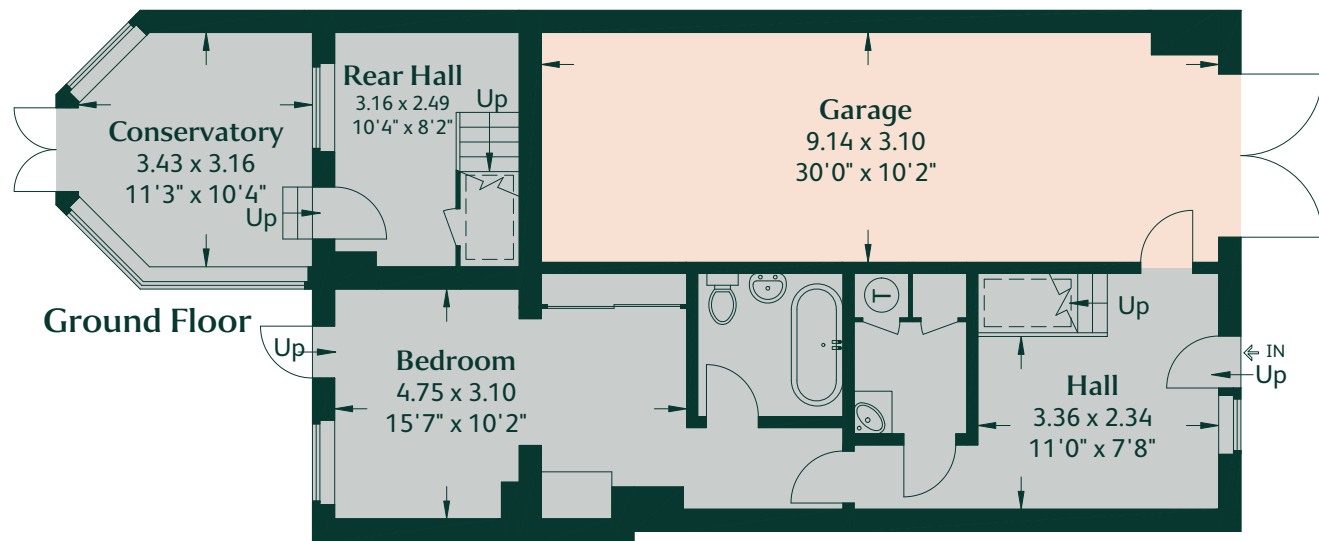
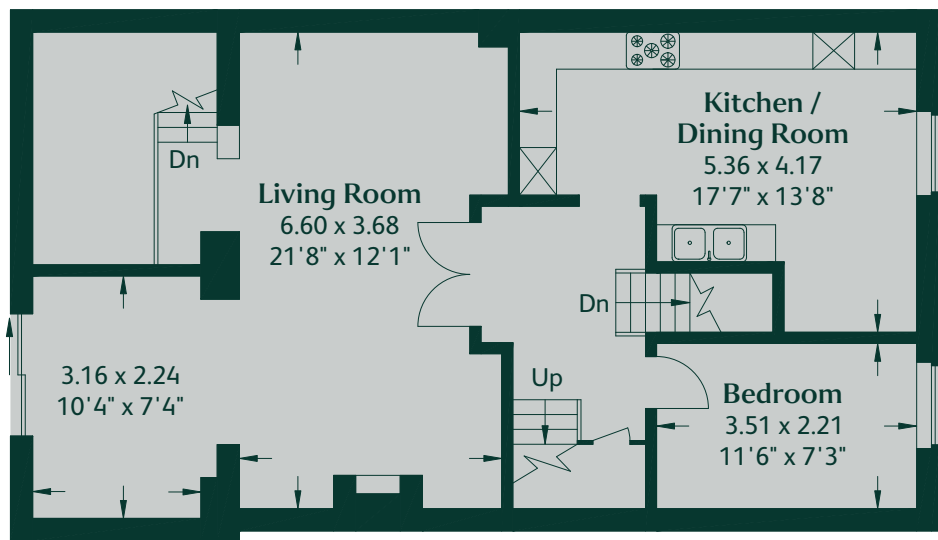
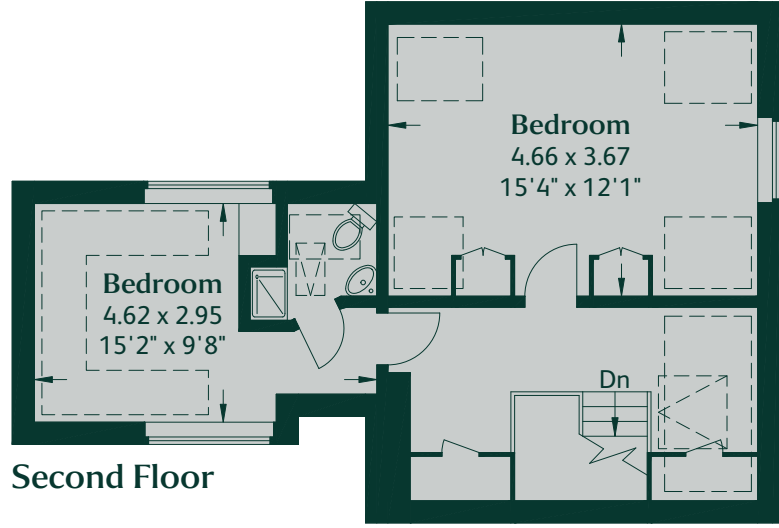




Floorplans

Approximate Gross Internal Area
House = 179.15 sq m / 1928.35 sq ft
Garage = 28.33 sq m / 304.94 sq ft
Total Area = 207.48 sq m / 2233.29 sq ft


= Restricted Head Height



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