



Deene Cottage, Back Lane, East Langton, Leicestershire

For the finer things in property.



Deene Cottage

Back Lane, East Langton, Leicestershire LE16 7TB

An impressive detached family home with a delightful garden and stunning countryside views

Market Harborough town centre 3.8 miles,
Market Harborough mainline station 4.4 miles
(from 52 minutes to London St. Pancras
International), Leicester city centre 12.0 miles,
M1 (Jct 21) 14.4 miles, East Midlands Airport 32
miles

Entrance hall | Dining room | Sitting room
Family room/study | Conservatory | Morning
room | Kitchen | Larder | Utility | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Box room | Family
bathroom WC | Double garage | 2 Greenhouses
Garden | EPC rating F | In all about 0.42 acres

The property

This handsome detached period home, built in 1898, offers almost 3000sq.ft of comfortable family accommodation with neutral styling and several attractive original features, arranged over two floors. The principal reception room is the dining room to the front which has an impressive original fireplace. Opposite, is a family room, utilised as a study. To the rear of the house there is a sitting room which opens into a light-filled conservatory with parquet floor and views over the stunning gardens beyond. Adjacent is a morning room which leads through to a well-equipped kitchen with fitted units, a larder and an integrated hob and double oven. Adjoining is a utility room.

Upstairs, there are four double bedrooms and a family bathroom. The generous principal bedroom has built-in storage and an en suite shower room. Beside bedroom 2 is a box room

which could be converted to add another en suite. In addition there is a separate WC.

Outside

To the east side of the house there is a paved parking area providing access to the double garage (lengthways) and easy access to the side door and kitchen. There is a greenhouse to the west side of the garage. The garden, which has been a labour of love for the owners and designed to have colour all year round, wraps around the house and has a multitude of mature well-planted beds, trees and shrubs, many of which are specimen. The rear garden is south-facing and is bordered and segmented by hornbeam and mixed native hedging. There is a terrace adjacent the house, with the lawn and beds beyond framed by a beautiful magnolia and snake bark maple. At the end of the garden there is a kitchen garden area with a Keder greenhouse.

Location

The conservation village of East Langton falls within one of the most highly sought after groups of villages locally which are known as 'The Langtons'. These villages are surrounded by beautiful Leicestershire countryside and are within easy commuting distance, via Market Harborough's excellent train service, to London St Pancras International. East Langton is largely made up of period houses and cottages, has a popular public house, The Bell, and a well-supported cricket club. The thriving town of Market Harborough lies some 4 miles to the south west and offers excellent shopping and supermarket facilities, schools, bars, restaurants, a theatre and leisure centre. The city of Leicester is accessible via the A6. Schooling in the area is exceptional and private schooling is nearby at Great Glen with Leicester Grammar School and Stonegate School within a short drive. Marginally further away are several other private schools including Maidwell Hall, Pitsford, Spratton Hall and secondary schools at Market Harborough, Rugby, Uppingham, Oundle, Leicester and Northampton.



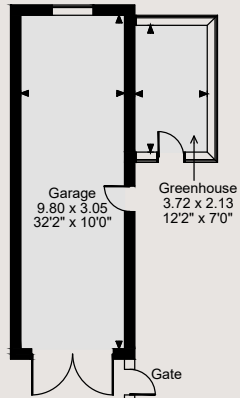




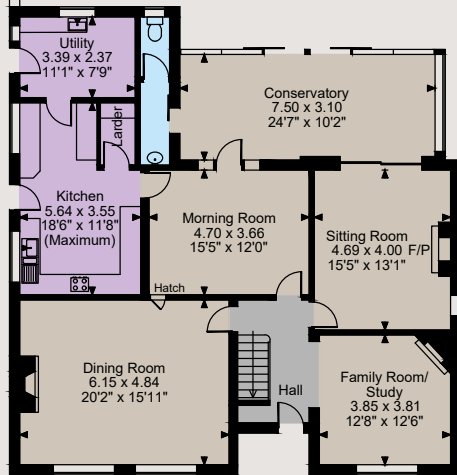
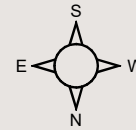




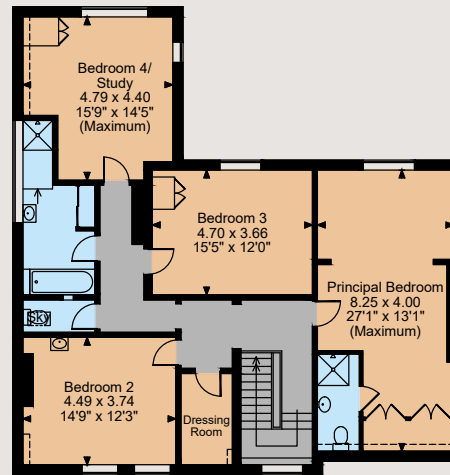




Floorplans
 House internal area 2,969 sq ft (276 sq m)
 Garage internal area 322 sq ft 30 sq m)
 Greenhouse internal area 85 sq ft (8 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Directions

From Market Harborough, take the B6047/ Leicester Road away from the town centre and continue to follow the B6047 for 3.3 miles, before turning right onto Back Lane. After 0.4 miles, you will find the property on the right.

What3words/// cavalier.submerged.presumes

General

Local Authority: Harborough District Council

Tel: 01858 828 282

Services: Mains water, electricity and drainage are connected. Electric 'Clear Heater System' provides heating with solar panels and immersion heater providing hot water.

Historically, the house has been connected to mains gas and has a now disconnected boiler. Reconnection should be straightforward.

Council Tax: Band G

Fixtures and Fittings: As per contract.

Tenure: Freehold

Guide Price: £950,000

Stamford and East Midlands

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