

The Laurels Flat 3 The Laurels  
18 Main Street  
Lubenham  
LE16 9TF

Guide Price £325,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

This stunning Victorian Manor House has been thoughtfully converted into four high-standard, and extremely spacious apartments. This particular residence boasts two well-appointed bedrooms, each featuring its own en-suite shower room equipped with underfloor heating, ensuring comfort and luxury.

As you enter, you are welcomed into a fantastic open-plan kitchen and living room, designed to maximise space and light. The kitchen is fitted with a stylish island, perfect for both cooking and entertaining. Throughout the property you will find breath taking countryside views that stretch for miles, creating a serene backdrop for everyday living.

The property benefits from two allocated parking spaces plus further, ample

off-road parking, making it convenient for residents and guests alike. The vast communal gardens provide a lovely outdoor space for relaxation and socialising, enhancing the sense of community within this exquisite development.

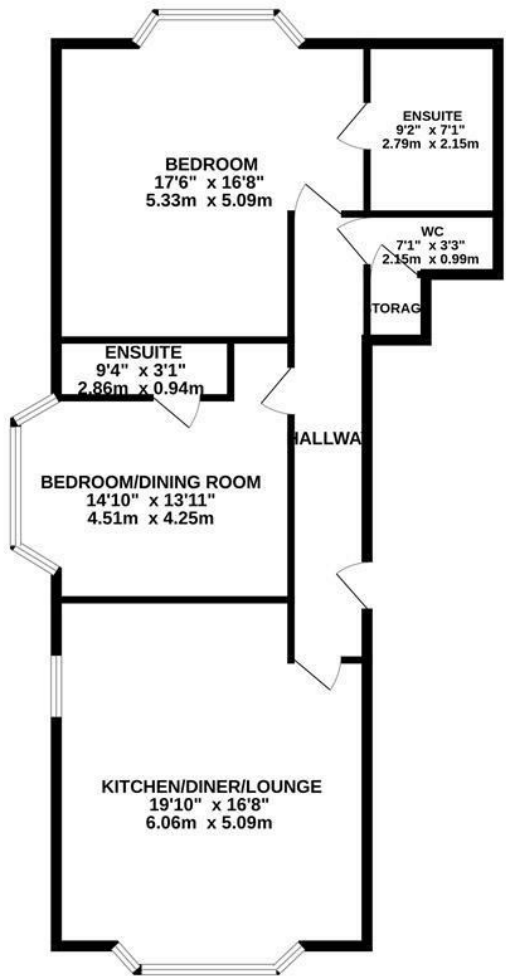
This apartment combines the charm of Victorian architecture with modern amenities, making it an ideal choice for those seeking a blend of historical elegance and contemporary living. Whether you are a first-time buyer or looking to downsize, this property offers a unique opportunity to reside in a picturesque setting with all the comforts of modern life.

Viewings are strongly advised to appreciate this unique and high standard property.

...expect excellence

# Floor Plan

GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Open Plan Kitchen/ Living Room  
With Stunning Views



High Specification Kitchen with  
Island and Integrated Appliances



Two Spacious Bedrooms With  
Countryside Views



Two En-Suite Shower Rooms With  
Underfloor Heating



Vast Communal Gardens



Ample Off Road Parking









# SELLER'S SECRET

Charming Country Manor House- The Laurels, Lubbenham, is an imposing residence offering a wealth of history. Sympathetically converted Victorian building which retains a host of architectural features such as sash windows, tall skirting boards, high ceilings and an impressive communal entrance with the original Victorian staircase and vaulted ceiling above.



## Why we like it....

This grand residence has a real sense of luxury, finished to a very high specification. Further benefits include remote control video entry system, open plan living room/ kitchen, large bay windows with stunning views throughout, wood finish flooring, quality kitchen units & appliances and well proportioned bedrooms both with en-suite shower rooms with underfloor heating.

To buy or not to buy....

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## OSCAR JAMES

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