

3 Church Lane  
Dingley  
Market Harborough  
LE16 8PG

Offers Over £225,000



OSCAR JAMES

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# WHAT'S GREAT?

Nestled in the picturesque countryside of Dingley, Market Harborough, this stunning Grade II listed cottage offers a unique blend of charm and modern convenience. Tucked away down a private lane, the property enjoys a beautiful and secluded setting, perfect for those seeking tranquillity and breath-taking views.

Upon entering, you are greeted by a delightful lounge that showcases exposed beams and original features, creating a warm and inviting atmosphere. The focal point of this room is a beautiful log burner set into an inglenook fireplace, ideal for cosy evenings. A staircase leads to the first floor, where you will find a charming bedroom that promises restful nights.

The well-appointed kitchen comes complete with built-in appliances and offers convenient access to the ground floor bathroom and access to the rear

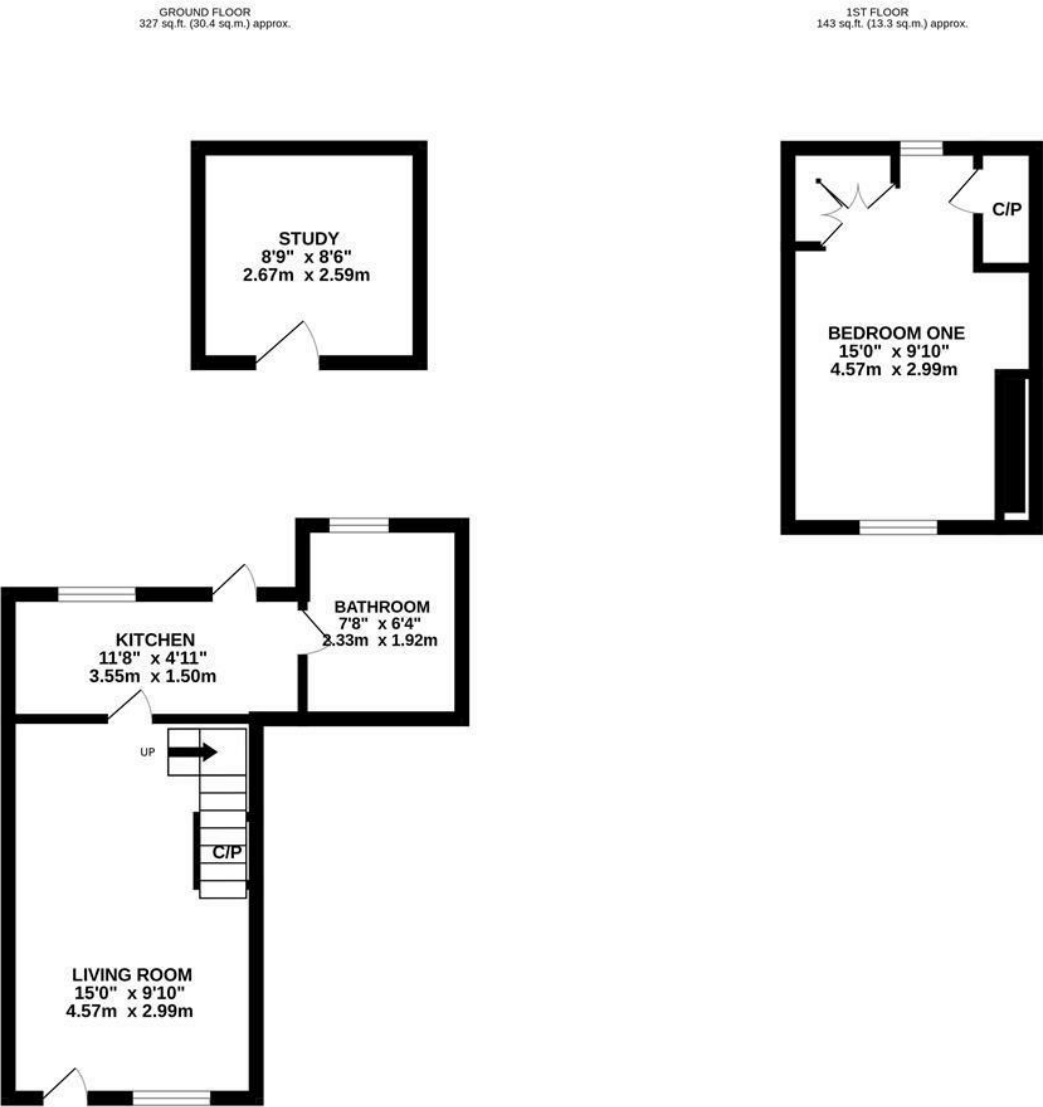
garden through a stable door.

Externally, the property boasts a lovely courtyard-style rear garden, perfect for enjoying the outdoors. An impressive outbuilding adds to the appeal, offering versatile space that could serve as an office, yoga studio, or even a guest bedroom.

This enchanting cottage is a rare find, combining historical character with modern living in a serene countryside setting. It is an ideal retreat for those looking to escape the hustle and bustle of city life while still being within reach of local amenities. Don't miss the opportunity to make this delightful property your new home.

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# Floor Plan



TOTAL FLOOR AREA : 470 sq.ft. (43.6 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...



Stunning lounge with exposed beams and brickwork



Recently refitted kitchen



One bedroom



Groundfloor family shower room



Private courtyard with outbuilding perfect for using as a study



On street parking





# SELLER'S SECRET

Living here means enjoying the best of rural charm while being part of a close-knit community. One of the unique benefits for residents of the village is access to the stunning grounds of Dingley Manor – perfect for peaceful walks, picnics, or simply enjoying the surroundings of one of the area's most historic estates.



## Why we like it....

The cottage boasts beautiful period features, from exposed beams to traditional stonework, all complemented by a warm, inviting feel. Its stunning interiors and picturesque setting create a sense of peace and privacy, making it a truly special place to call home.

# OSCAR JAMES

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To buy or not to buy....

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