



Manor Farm Close, Tugby, LE7 9BS

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Property Description

A substantial barn style property of around 1800 square feet, located in one of south Leicestershire's much sought after villages.

Tugby is located just off the A47 between Uppingham and Leicester, with a primary school, public house, historic church, with comprehensive shopping and supermarket facilities available in Uppingham, Oakham and Market Harborough. The village is surrounded by attractive open countryside, and nearby beauty spots include Rutland Water, with its sailing and leisure pursuits.

The accommodation comprises of an entrance porch that leads through into the entrance hallway with a connecting door that takes you through into the dual aspect living/dining room. This offers plenty of space for dining and relaxing, with a wood burner set within a stone surround and a raised hearth. There is also access through into a conservatory which gives further access, and enjoys views over the rear garden.

The well appointed kitchen is fitted with a range of base and wall units and a breakfast bar. Integrated appliances include twin electric ovens, hob with hood over, there is space for a washing machine and a dishwasher, and there is a door to the rear garden with a window to the front elevation.

The principal bedroom was used by the current owner as a home office and boasts views over the garden. There is a conservatory off - being a perfect place for breakfast or a morning coffee. The guest bedroom two has an en-suite shower room, which comprises of a shower unit, wall mounted basin and a w/c. Bedroom three looks over the garden and the family bathroom is fitted with a white suite.

Outside there is a driveway that gives access to a double garage, a pathway, well stocked borders and a shaped lawn. To the rear of the property there is a well planned garden with a lawned area with an abundance of specimen shrubs and interlinking gravelled pathways. Access to the front is via a side gate that crosses the neighbouring properties driveway.



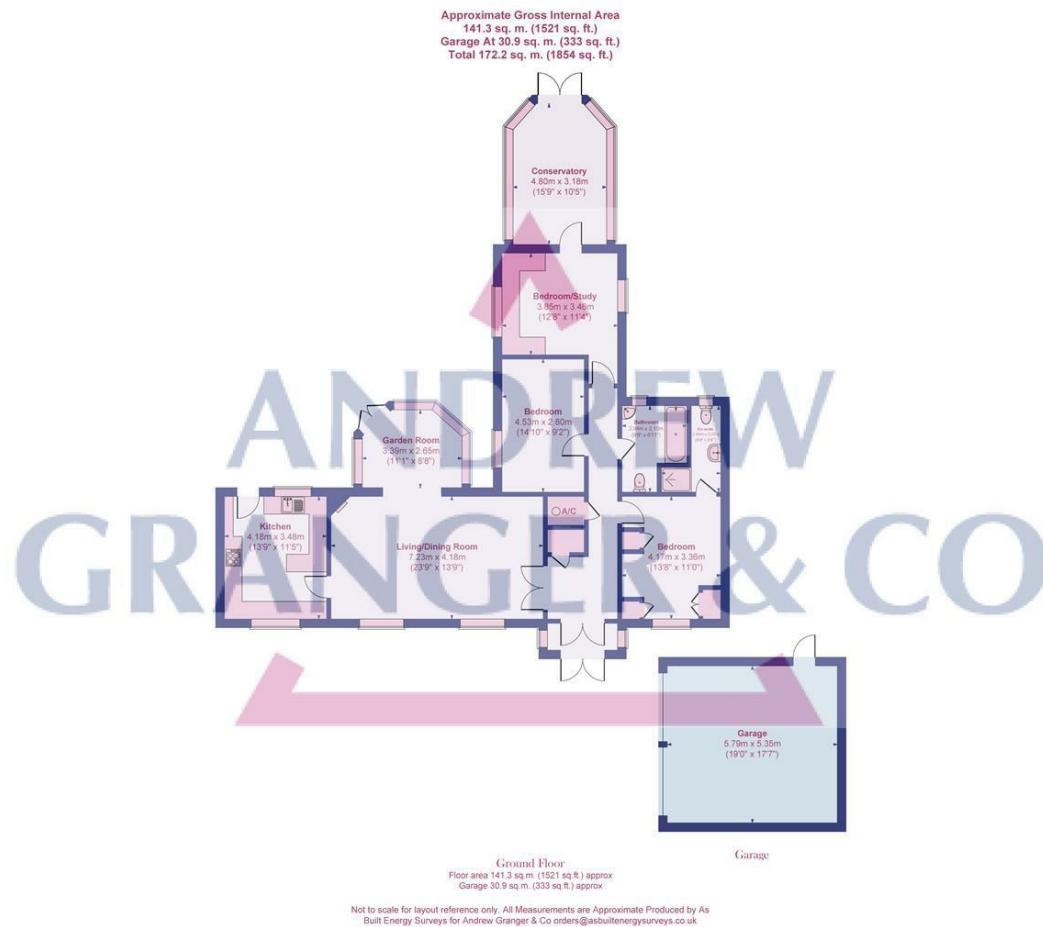


Key Features

- Well Appointed Barn Style Property
- Sought After Village Location.
- Entrance Porch, Entrance Hallway
- Living Dining Room With Conservatory Area
- Well Appointed Kitchen
- Three Bedrooms, Two Bathrooms
- Conservatory Off Principal Bedroom
- Family Bathroom
- Car Standing, Double Garage
- Established Gardens

£475,000





EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Market Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough (Sales) office
on 01858 431315

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