



DEPOSIT ALTERNATIVE AVAILABLE

ANDREW  
GRANGER & CO

Part of

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS

Old School Walk, Market Harborough, LE16 7FW



# Property Description

\*\*\* DEPOSIT ALTERNATIVE AVAILABLE \*\*\*

Located within a small, exclusive development on the edge of the highly desirable South Leicestershire village of Church Langton, this exceptionally spacious and beautifully presented modern home offers a blend of contemporary comfort and scenic rural charm. Enjoy a practical layout, gas central heating, double glazing, and two allocated parking spaces. The southeast facing garden backs onto open playing fields and rolling countryside, providing a peaceful and picturesque backdrop. Step inside through a sheltered porch into a welcoming entrance hall, complete with a built-in cloak cupboard and a convenient downstairs WC. The heart of the home is the stylish dining kitchen including integrated appliances. Bifold doors open directly onto the garden, creating a seamless flow between indoor and outdoor living. A separate utility room provides additional storage and laundry space. At the rear of the property, a bright dual-aspect lounge offers the perfect retreat, complete with French doors to the garden and a cosy wood burning stove. Upstairs, a galleried landing leads to three spacious double bedrooms. The master bedroom boasts an ensuite shower room and spectacular uninterrupted countryside views. A luxurious four-piece family bathroom serves the remaining bedrooms. Outside, the landscaped garden wraps around the home and includes a private courtyard, a garden shed, a lawned area, and a raised decked terrace. EPC C. Council Tax E. Rent £2,000pcm. Deposit £2,307. Available immediately on a fixed term twelve month contract with the option to renew.











## Key Features

- \*\*\* DEPOSIT ALTERNATIVE AVAILABLE \*\*\* Located in a small, exclusive development in the sought-after village of Church Langton
- Spacious and modern three bedroom home with picturesque countryside views
- Stylish dining kitchen with integrated appliances
- Bifold doors from the kitchen open onto a southeast facing garden
- Dual aspect lounge with French doors and a wood burning stove
- Master bedroom with ensuite
- Private, wraparound walled garden with lawn, decked seating area and garden shed
- EPC C. Council Tax E
- Rent £2,000pcm. Deposit £2,307
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**£2,000 PCM**