



Millbank The Green, Lubenham  
£600,000



Set along a private lane close to the attractive village green in a tranquil part of Lubenham, lies this larger than average four bedroom detached family home. Offering multiple reception rooms, double bedrooms, spacious gardens and a detached double garage.

Millbank is approached along private lane which winds up towards the property where you are met with a large block paved driveway before the first glimpse of this attractive property and its detached double garage. There are an array of mature climbing plants and hedgerows shaping the plot which is a really nice touch, especially on a younger home. The entrance is covered with a storm porch and as you step inside the property you arrive into the central hallway with wooden flooring, doors off to the main accommodation, a downstairs wc and staircase rising up to the galleried landing!

To one side of the ground floor lies the enormous living room, spanning the entire length of the property offering a dual aspect through a large bay to the front and French doors which open directly out onto the rear garden. A focal point is the stone fireplace and hearth containing a gas fire within.

Positioned to the rear of the property is the spacious kitchen diner, which hosts a range of bespoke timber units and solid wooden worktop surfaces. There are built in appliances such as an electric oven, dishwasher and fridge freezer. The floor is tiled and there is ample room for a large dining table however the current owners fill this space with a breakfast bar style island. The room enjoys a triple aspect with French doors again opening out to the rear patio. From the kitchen you can find a very useful utility room which also provides access out to the side of the property.

Whilst the kitchen diner is large itself, a huge benefit of this home is the versatile and good sized dining room which also sits towards the rear overlooking the main garden. This space could also be an additional living room or even add further space to either of the main rooms mentioned which are adjoining it.

Overlooking the frontage, and completing the ground floor is the study. Again of good size and is such an important room to offer in a family home of this size. Even if the next occupant did not require an office space, it could then also make a fantastic play room.

As you rise up the staircase, you arrive onto one of the notable features of the upper floor, the galleried landing. From here you will find four really generous double bedrooms.

The master of which is exceptionally large, positioned to the front with its own bathroom en-suite which is just as big as the main family bathroom! Bedroom two is also positioned at the front with bedroom three and four overlooking the rear garden either side of the central main bathroom. Both this and the ensuite have separate bathtubs & showers.

Moving outside, the main garden itself is of good size, slightly tiered to offer various seating areas with a lawn and well stocked mature borders. From one decked patio there is a lovely view down towards the village green. The gardens wrap around from the left of the property between the garage and house, and this space at the side is wide itself, with further shrubbery, sheds and an impressive timber garden room with its own lighting and power which would make a great hobby space or even a bar!

The front block paved driveway can provide parking for several vehicles before the detached double garage. The garage has an up and over door from the front and pedestrian access from the side. It is currently used as a gym but could comfortably fit two vehicles in and still offer plenty of storage space around them and above in the roof space.

An opportunity to live in a large home, along a private lane within the heart of a premium Harborough village such as Lubenham doesn't come up too often and the agents would strongly recommend an internal inspection to fully appreciate what is on offer.





Lubenham itself has a thriving village community with a popular pub, village hall, church and many village events such as the reputable yearly Scarecrow Festival! The village lies a short distance from Market Harborough where you will find more comprehensive amenities including many bars, restaurants, leisure centre, shops, supermarkets, doctors surgeries and train station providing mainline railway services to London in under an hour!

### **What Our Sellers Say...**

"We love the location, it's quiet and private yet close to the main goings on of the village - the green, pub and school. We also love how large all of the rooms are, and the gallery landing is a rare find."

### **Rooms & Measurements...**

Hallway

Living Room - 24'7" x 12'2" (7.49m x 3.71m)

Dining Room - 13'1" x 12'2" (3.99m x 3.71m)

Breakfast Kitchen - 18'1" x 12'6" (5.51m x 3.81m)

Utility Room - 8'10" x 5'7" (2.69m x 1.70m)

Study / Play Room - 10'10" x 8'10" (3.30m x 2.69m)

Cloakroom WC

Galleried Landing

Master Bedroom - 13'1" x 12'7" (3.99m x 3.84m)

Ensuite - 13'1" x 6'7" (3.99m x 2.01m)

Bedroom Two - 12'2" x 10'2" (3.71m x 3.10m)

Bedroom Three - 12'9" x 12'2" (3.89m x 3.71m)

Bedroom Four - 13'1" x 9'9" (3.99m x 2.97m)

Family Bathroom - 10'1" x 7'5" (3.07m x 2.26m)

Double Garage - 17'3" x 16'9" (5.26m x 5.11m)

Garden Studio - 11'9" x 7'10" (3.58m x 2.39m)



 **HORTONS**



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