



THE LANGTONS  
ROLLESTON

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## The Langtons

Rolleston  
Leicestershire

An immaculately presented three bedroom Victorian cottage in a delightful and secure private development, situated in the old stables of Rolleston Estate, dating back to the 1890's and converted in 1986.

Entrance hall | Sitting room | Open plan dining kitchen | Pantry and utility room | Study | Three double bedrooms | Two bath/shower rooms | Garaging | Private and enclosed south east gardens |

### ACCOMMODATION

The property is entered into a spacious entrance hall, with stairs rising to the first floor and WC off. To the left of the entrance hall is the delightful sitting room with engineered French oak flooring and a feature log effect gas stove. This room is wonderfully light by virtue of a sky light, windows and French doors to the front elevation. Also to the left is a useful study with a window to the front elevation. To the right is the dual aspect open plan dining kitchen which benefits from a range of eye and base level cupboards and drawers with work surfaces over and ceramic sink. There is also an island unit providing further work surfaces and cupboard space. Appliances are to include an integrated Neff dishwasher, Whirlpool fridge, Siemens double oven and Baumatic hob with extractor hood over. The dining area enjoys French doors opening out to a paved patio area. Off the kitchen is a handy pantry with shelving and steps down to the utility room which has space and plumbing for white goods with work surfaces over

and a stainless steel sink. There is a door to the rear and an integral door to the garage.

Stairs rise to the first floor galleried landing which overlooks the dining kitchen and has an airing cupboard off. The master bedroom is to the left with a window to the front elevation and fitted wardrobes. There are two further double bedrooms, one of which enjoys an ensuite shower room off. All the bedrooms benefits from good size storage cupboards which go into the eaves space. The accommodation is completed by a family bathroom comprising of a WC, wash hand basin, free standing roll top bath and heat towel rail.

### OUTSIDE

Electric gates give access into a communal courtyard area. The property is the first house on the right as you enter the development and is set back behind a laurel hedge with a lawned and block paved area ideally for enjoying the sunny south facing aspect. There is a block paved driveway providing parking and access to the garage. To the right, a timber gate in the red brick wall gives access to the south east facing garden which is private and enclosed. It is mainly laid to lawn with well stocked flower beds, a paved patio area and a small fish pond. To the rear of the property is a paved terrace area.

### LOCATION

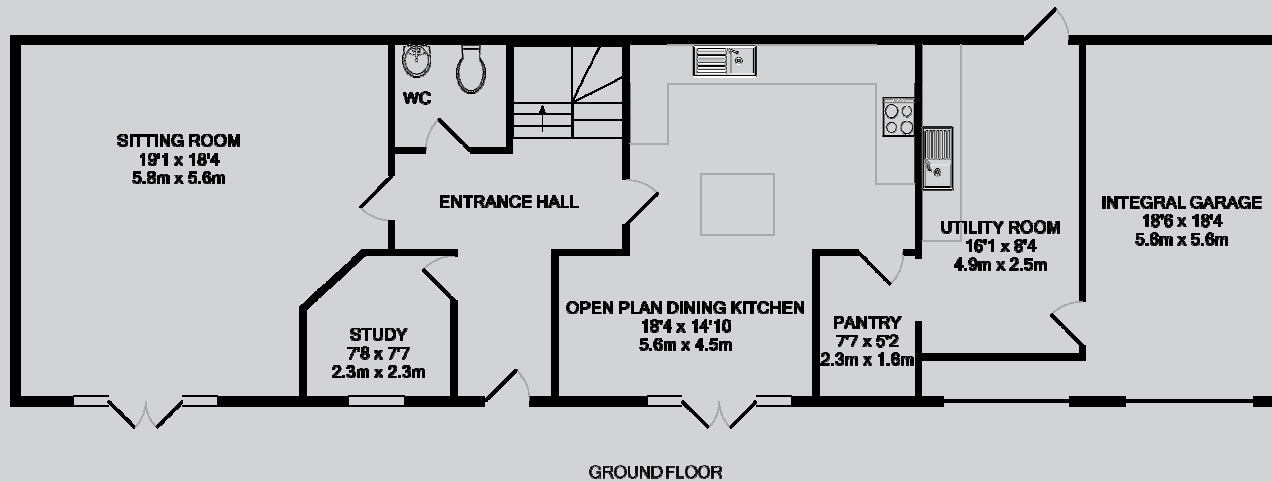
Rolleston is well positioned almost equidistant from Leicester to the west, Market Harborough to the south, and Oakham and Uppingham to the east. Market Harborough offers mainline travel to London St Pancras in under an hour. In the neighbouring village of Billesdon there are a good range of amenities catering for all day to day needs. There is nearby schooling in the state and private sector.

Situated in Leicestershire high country and as part of the Rolleston Estate, the area is well served by many scenic bridleways, walks and rolling countryside.



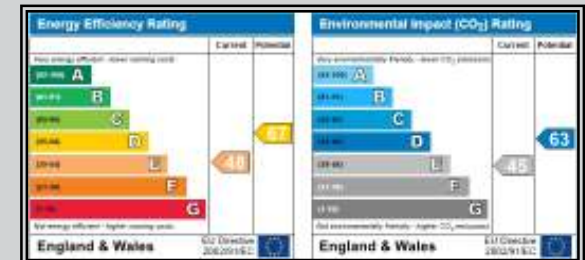
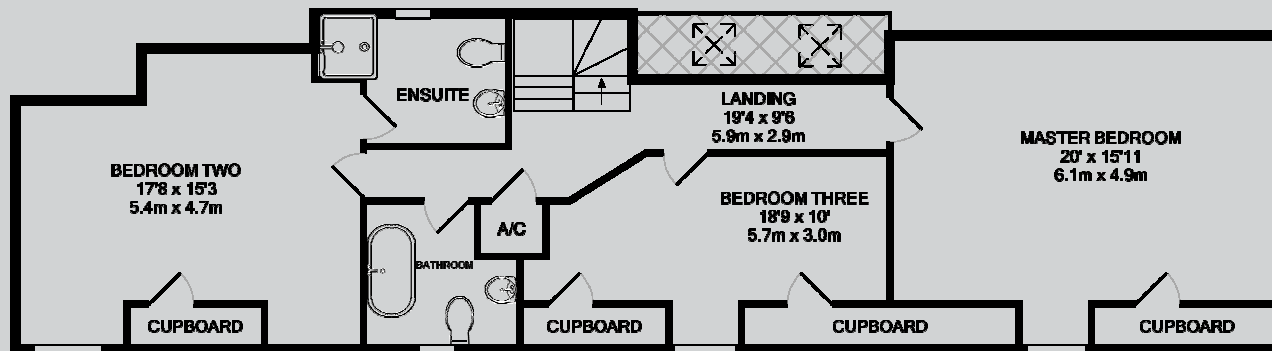


Total Approx. Gross Internal Floor Area Including Garage = 201.4 sq/m - 2168 sq/ft  
Measurements are approximate, Not to scale, Illustrative purposes only.



#### DIRECTIONAL NOTE

From Market Harborough, proceed northbound via Leicester Road, continuing over the A6 roundabout onto the B6047 towards the A47, passing through Church Langton and Tur Langton. Continue along this road past Three Gates and the Illston cross roads. Just as you enter the hamlet of New Inn take the right hand turn into the driveway of Rolleston Estate, identified by white gates. Go over the cattle grid and continue along the tree line avenue where the Rolleston Old Stables can be found on the left hand side. Go through the electric gates, where the property can be found on the right hand side.



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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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