

McCALLUMMARSH
PROPERTY CONSULTANTS



McCallum Marsh
The Manor
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**Over 2900 Square Feet Of
Accommodation**

Open Gallery Landing

Five Bedrooms

Large Garden with views

Master Bedroom w. Juliet Balcony

And Dressing Room + Ensuite

Double Garage

No onward chain

10 Old School Walk
Market Harborough

Guide Price £750,000



SITUATION

10 Old School Walk is situated in the sought-after village of Church Langton, approximately 4 miles to the North of Market Harborough. 'The Langtons' are a collection of five villages that share a strong community ethos, centered around the well-regarded primary school in Church Langton itself and via events such as the 'inter-Langtons' cricket matches that take place every year on the cricket pitch in East Langton. Church Langton is home to the popular public house and restaurant 'The Langton Arms'.

SCHOOLS

There is a wide selection of state and independent schooling in the area including the local Church Langton CE (Aided) Primary School. Preparatory schools are at Spratton, Maidwell, and Stoneygate (Great Glen). Additional secondary schooling is available locally at Market Harborough, whilst notable private secondary schooling options are available at Leicester Grammar School (Great Glen), Uppingham School, Oakham School, and Leicester High School.

TRANSPORT LINKS

Market Harborough train station offers access to London St Pancras from 55 minutes, making the area an excellent location for those wishing to travel regularly to London for leisure or work purposes. Leicester and Peterborough are easily accessible via the A47, and the M1 and the M6 providing access to London and Birmingham.

GROUND FLOOR

Entering the property from the front door, you are greeted with a large double height open and galleried hallway. To the left sits the living room through double doors, with feature fireplace, triple aspect and French doors leading out to the rear garden. The Kitchen/dining/breakfast room is all open-plan. The dining area has French doors leading to the patio. The kitchen has a range of eye and base level units with island/breakfast bar in the middle with granite worktops. There is space for a range oven and space for an American style fridge/freezer. There is a living area off the kitchen with a triple aspect and another set of French doors leading out on the rear patio bringing in an abundance of natural light. Off to the right from the front door leads to access to the double garage, a study with south facing window, a utility room with sink and base level units, a downstairs W/C, door access to the side of the property and a cloak cupboard.

FIRST FLOOR

The stairs give way to a galleried landing up on the first floor. The Master bedroom sits to the rear of the property with a Juliette balcony providing stunning countryside views, a dressing room and ensuite with separate shower. The second bedroom, boasting five windows, sits over the double garage with its own ensuite and in-built cupboard for storage. There are three further double bedrooms, one of which has in-built storage. The family bathroom completes the upstairs accommodation.

OUTSIDE

The double garage has two electric up and over doors with parking for multiple cars in front. To the rear of the property is the private walled garden, part south facing, consisting of a large patio area which runs along the entire rear of the house leading to lawned area with open countryside views.

SERVICES

All main services are connected.

TENURE

Freehold

COUNCIL TAX

Band G

EPC

Rating C

LOCAL AUTHORITY

Harborough District Council 01858 828282

VIEWINGS

Viewing by prior appointment with the Agents - CALL McCALLUM MARSH on 01858 463747

10 Old School Walk, Church Langton
Approximate Gross Internal Area
Main House = 270 sq.m / 2906 sq.ft
Garage = 31 sq.m / 330 sq.ft
Total = 301 sq.m / 3236 sq.ft

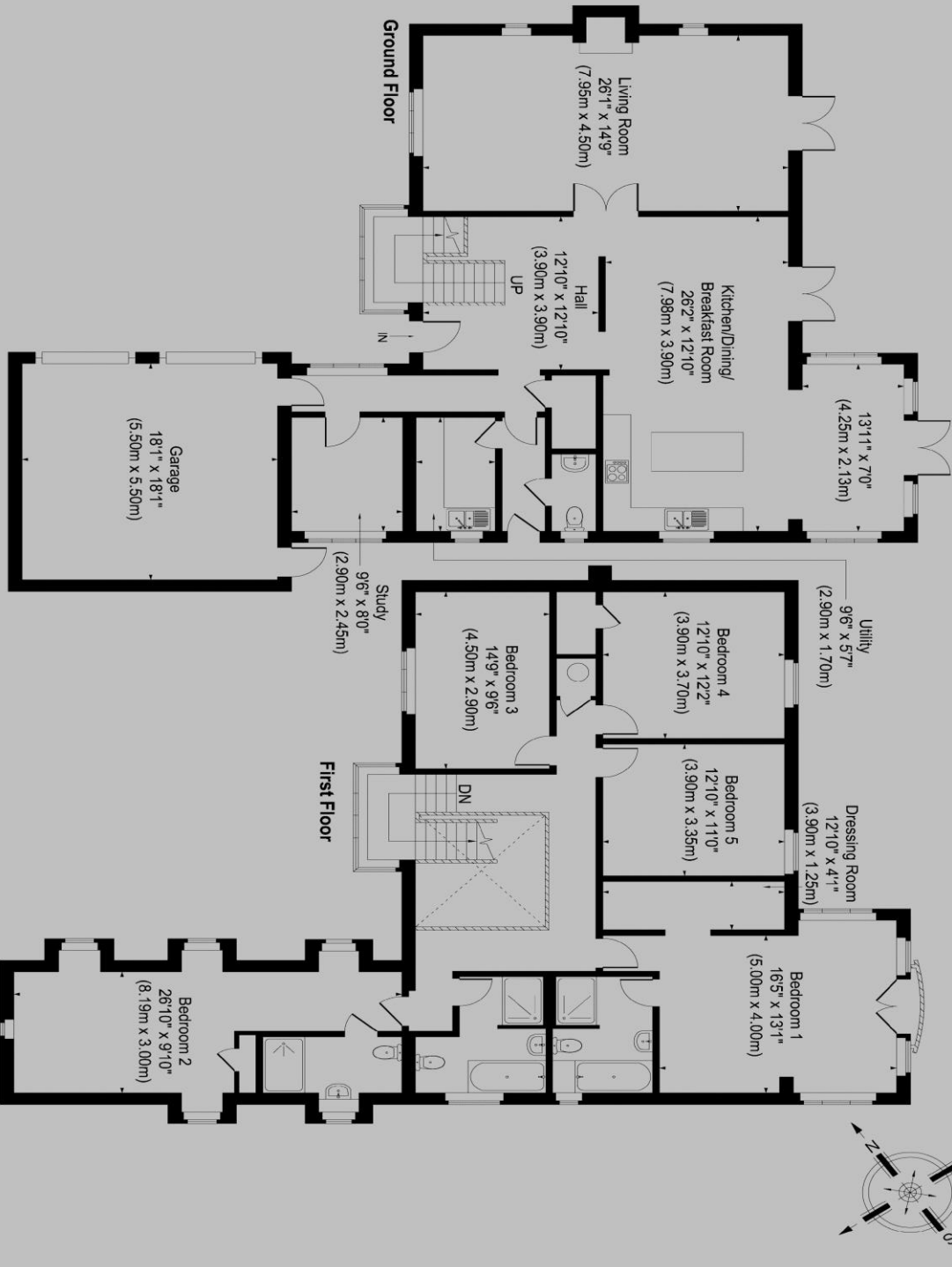


Illustration for identification purposes only. measurements are approximate, not to scale.
 JonHolmesPhotography © 2019

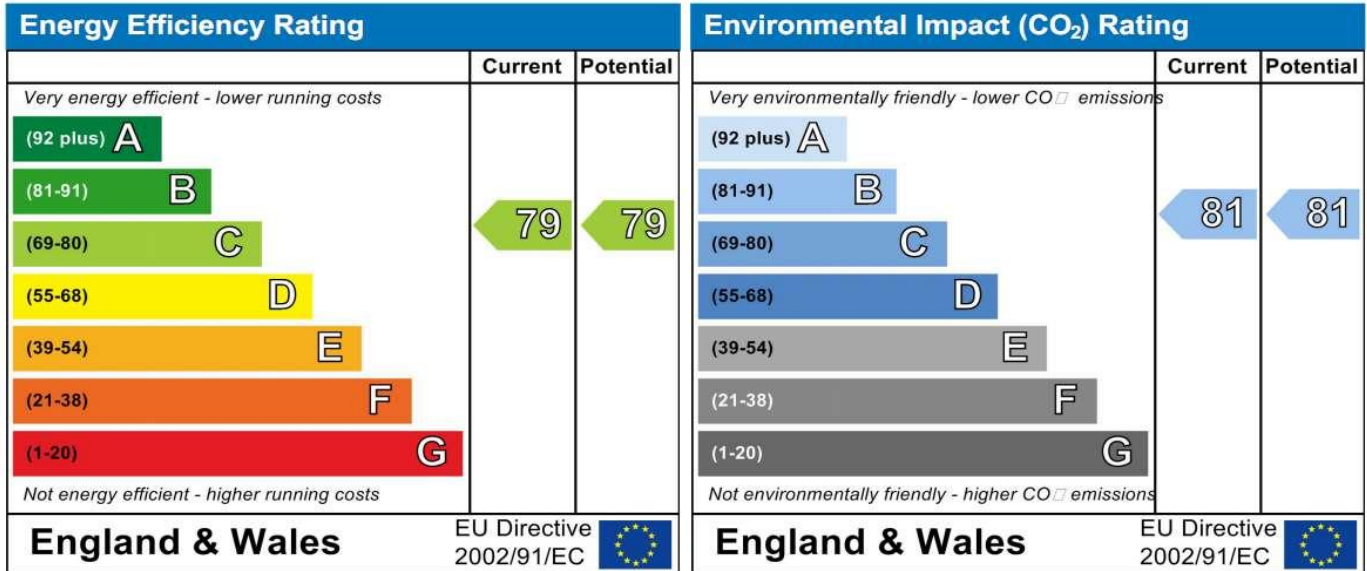
Energy Performance Certificate



10, Old School Walk
Church Langton
MARKET HARBOROUGH
LE16 7FW

Dwelling type: Detached house
Date of assessment: 20 July 2010
Date of certificate: 20 July 2010
Reference number: 0977-2880-6138-9120-3265
Type of assessment: RdSAP, existing dwelling
Total floor area: 247 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	119 kWh/m ² per year	119 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.3 tonnes per year
Lighting	£139 per year	£139 per year
Heating	£685 per year	£685 per year
Hot water	£176 per year	£176 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Certification mark