



LAUGHTON LODGE FARM

LAUGHTON, LUTTERWORTH, LEICESTERSHIRE, LE17 6QA



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Market Harborough 5 miles | Kibworth Beauchamp 6 miles | Lutterworth 10 miles | Leicester 13 miles | Uppingham 19 miles | Oakham 23 miles

A rare opportunity to purchase an attractive detached country property situated in this favoured area of South Leicestershire with excellent views across the adjoining countryside standing in 1.70 acres, including family accommodation and an indoor heated swimming pool.

KEY FEATURES

- Attractive 4 bedroomed south facing Farmhouse
- Excellent Laughton Hills Location with extensive countryside views
- Standing in approximately 1.70 acres
- Heated Indoor 30' x 15' Swimming Pool
- Tree lined private driveway with lawned Gardens and Paddock
- Further land may be available by separate negotiation

GUIDE PRICE

£875,000

E A LANE & SONS
CHARTERED SURVEYORS

100 Regent Road
Leicester
LE1 7DG
0116 233 6433
graham@ealane.com
www.ealane.com

SITUATION

The property is approached from an attractive tree lined gravel driveway leading to a good size gravel parking and turning area with central flower bed and a large lawned ornamental garden area.

To the rear of the property is a grass paddock area with two pigeon lofts which may be suitable for conversion to other uses.

There is a paddock / orchard to the front of the property in all about 1.70 acres and further adjoining land may be available by separate negotiation.

The Property is set amongst the beautiful Laughton Hills area offering access to many local walks and footpaths across the adjacent countryside.

A wide range of amenities are close by in the picturesque town of Market Harborough which provide a wide range of amenities including schooling, medical facilities, shops, theatre, restaurants and public houses. Market Harborough also has mainline services to London St Pancras and other neighbouring centres including the city of Leicester and the wider location offers excellent commuter links being within easy access to the M1, M6 and A14.

GROUND FLOOR ACCOMMODATION

The accommodation is situated on two floors briefly comprising:-

Entrance Hallway leading to;

Lounge (6.00m x 3.79m / 19'8" x 12'5");

Study (3.79m x 2.58m / 12'5" x 8'5");

Dining Room (7.75m x 3.82m / 25'5" x 12'6");

Kitchen (4.64m x 3.11m / 15'3" x 10'3");

Pantry (3.81m x 1.98m / 12'6" x 6'6");

Utility (4.53m x 2.43m / 14'10" x 8');

Indoor Swimming Pool (12.54m x 7.59m / 41'2" x 24'11")

FIRST FLOOR ACCOMMODATION

Bedroom 1 (3.87m x 3.82m / 12'8" x 12'6");

Bedroom 2 (3.87m x 3.79m / 12'8" x 12'5");

Bedroom 3 (3.96m x 2.60m / 13' x 8'6");

Bedroom 4 (2.60m x 2.48m / 8'6" x 8'2");

Shower Room (3.78m x 2.88m / 12'5" x 9'6").



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Ground Floor

First Floor

Total Area: approx. 291.1 sq. metres (3133.2 sq. feet)

Any measurements on this plan are for display purposes only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Lodge Farm

Hill Farm

GP

168.6m

170.9m

TENURE

Freehold and vacant possession will be given on legal completion.

SERVICES

Oil fired central heating via two boilers with one servicing the house and one servicing the swimming pool. Drainage via a septic tank, mains electricity and water. None of the services or appliances, heating installations, plumbing or electrical systems have been tested by the selling agents.

The vendors believe the private drainage system to be in good working order but interested parties should make their own investigations as if it should require updating / replacement, it is assumed that prior to offers being made associated costs have been considered and are the responsibility of the purchaser. No further information will be provided by the selling agents.

The estimated fastest download speed currently achievable for the property postcode area is around 1 Mbps (data taken from checker.ofcom.org.uk on 11/03/2025). Actual service availability speeds received may be different and we understand there are alternative options for better providers.

COUNCIL TAX

Tax band G.

ENERGY PERFORMANCE CERTIFICATE (EPC)

F31.

RESTRICTIONS, EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any rights of way whether public or private, and all easements, wayleaves and restrictions, whether or not specifically mentioned.

FIXTURES AND FITTINGS

All fixtures and fittings detailed within this brochure are included in the sale without additional charge but all other items are specifically excluded.

VIEWING

Strictly by prior confirmed appointment with the agents E A Lane & Sons.
0116 233 6433.

LOCAL AUTHORITIES

Harborough District Council, The Symington Building, Adam and Eve Street, Market Harborough, Leicestershire, LE16 7AG. 01858 828 282.

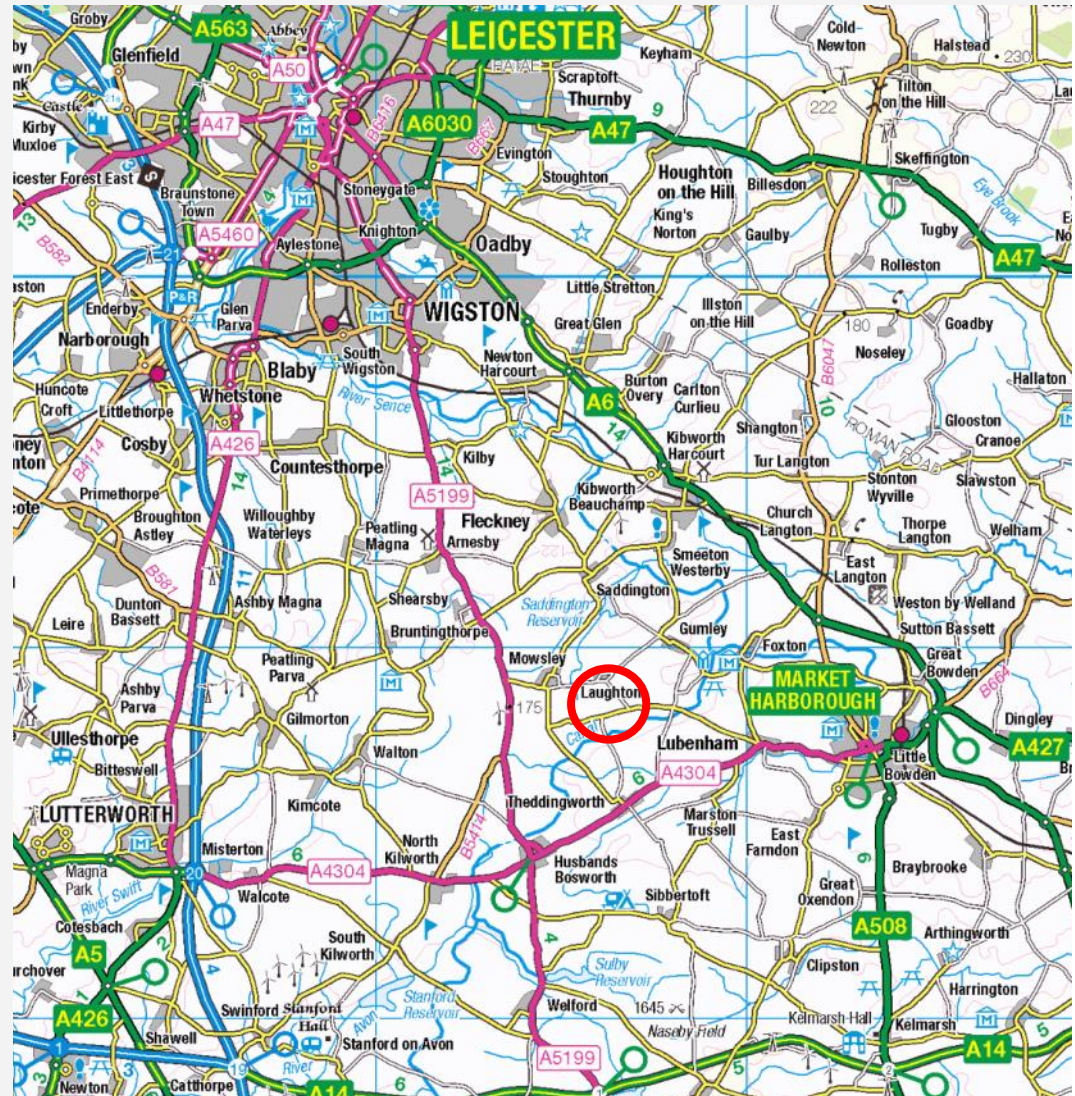
PLANS

These are believed to be correct but their accuracy is not guaranteed and any error or omission or mis-statement shall not annul the sale nor entitle any party to an action in law. The plan is for identification purposes only. Should there be any discrepancy between these sale particulars and the General and the Specific Conditions of Sale, the latter shall prevail.

DIRECTIONS

Postcode - LE17 5AQ

what3words - ///rings.instincts.grumbling





E A Lane & Sons for themselves and the vendors of this property whose agents they are give notice that:-

1. Prospective purchasers should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.
2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these particulars.
3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.
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6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser to confirm that these have been dealt with properly and that all information is correct.