



Leopards Lodge, Main Street, East Langton,  
Leicestershire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Leopards Lodge

## Main Street

## East Langton

## Leicestershire

## LE16 7TW

An immaculate, unlisted, period house within one of Leicestershire's most popular villages with 5 double bedrooms and easy access to Market Harborough station

Market Harborough 4 miles (London St Pancras International from 57 minutes), Leicester 12 miles, Uppingham 12 miles, M1 (J 21) 14 miles

Reception Hall | 'Living kitchen' with dining and sitting areas | Pantry | Utility room | Sitting room | Cloakroom | Principal bedroom with en suite shower room | 4 Further double bedrooms, one with an en suite shower room | WC | Family bathroom | Garden | EPC Rating D

### The property

Leopards Lodge is an unlisted period house with Georgian origins and is believed to date from the 17th Century. The house was renovated to a high standard by the previous owners and the current ones have further invested and enhanced the house. The ornate front door opens onto central hall with oak flooring and the staircase rising ahead with a cloakroom underneath. To the right is the living kitchen with limestone flooring which incorporates all three elements; a snug with a log burner, a dining area and a beautiful Neptune kitchen with a double Belfast sink, a central island, a Lancanche range cooker, a Fisher & Paykel fridge/freezer and a range of floor and wall mounted units with black granite work surfaces. The kitchen has French doors which open onto the garden and further incorporates a pantry and utility room. To the left of the hall is an elegant sitting room with oak flooring, a log burner and a home office area to the western end where there are French doors opening onto the garden.

Upstairs, and on the first floor, the principal bedroom is to the southern end of the house and has an en suite shower room. There are two further bedrooms on this floor and a family bathroom. The second floor provides two further double bedrooms one of which has an en suite shower room and the other an en suite basin and WC.

### Outside

The garden wraps around the house and is mainly set to lawn with terraces to the west and east. There is a high brick boundary wall to the east and high fence to the west. These provide excellent privacy and are augmented by mature trees, shrubs and hedging on the boundary.

### Location

The conservation village of East Langton falls within one of the most highly sought after groups of villages locally which are known as 'The Langtons'. These villages are surrounded by beautiful Leicestershire countryside and are within easy commuting distance, via Market Harborough's excellent train service, to London St Pancras International. East Langton is largely made up of period houses and cottages, has a popular public house, The Bell, and a well-supported cricket club.

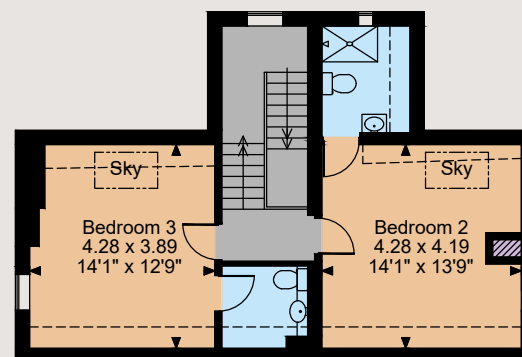
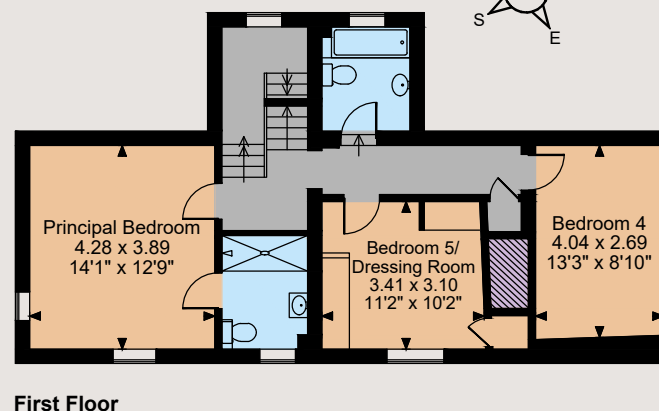
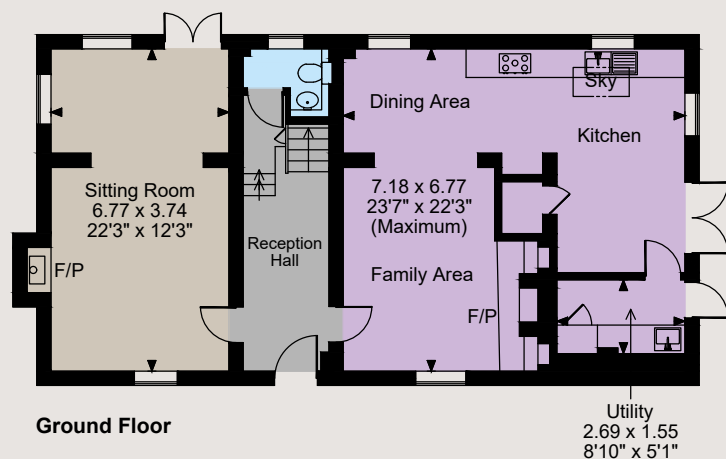
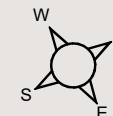
The thriving town of Market Harborough lies some 4 miles to the south west and offers excellent shopping and supermarket facilities, schools, bars, restaurants, a theatre and leisure centre. The city of Leicester is accessible via the A6. Schooling in the area is exceptional and private schooling is nearby at Great Glen with Leicester Grammar School and Stonegate School is within a short drive. Marginally further away but 'doable' on a day basis, are several other private schools including Maidwell Hall, Pitsford, Spratton Hall and secondary schools at Market Harborough, Rugby, Uppingham, Oundle, Leicester and Northampton.







Floorplans  
House internal area 2,132 sq ft (198 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

Leave Market Harborough on the B6047 Melton Road, crossing over the Foxton Locks roundabout with the A6 and after, 1 Kilometre, you will pass under a railway bridge. 500m after you have passed under the bridge, take a right turn signposted to East Langton along Back Lane. On passing the village sign, take a left following signs to 'village centre'. The road (Main Street) will split. Take the right hand turn and Leopards Lodge can be found on your left hand side after about 130m and after a left hand bend.

**What3words:** rad.victory.froth

## General

**Method of sale:** The property is offered for sale freehold with vacant possession upon completion.

**Services:** Mains water, gas, electricity and drainage are connected. Gas fired central heating.

**Local Authority:** Harborough District Council:  
Tel: 01858 828282

**Council Tax:** Band G

**Fixtures and Fittings:** As per contract

**Reference:** MAR220125

**Viewing:** Strictly via Strutt and Parker

**Tenure:** Freehold

**Guide Price:** £895,000

## Market Harborough

34-38 The Square, Market Harborough LE16 7PA

**01858 433123**

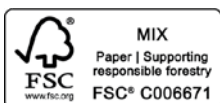
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