



## Theddingworth Road, Lubenham, Market Harborough, LE16 9TP

- Two double bedrooms
- Modern open-plan fitted kitchen
- Countryside views
- Over 50's community
- Pet-friendly policy
- Master with en-suite and additional bathroom
- Spacious living room
- Driveway for two cars
- Village location
- Viewing recommended

**£222,500**



# Theddingworth Road, Lubenham, Market Harborough, LE16 9TP

## DESCRIPTION

Residential Park Home – Over 50's – Countryside Views – Two Bedrooms – En-Suite – Driveway for Two Cars

A beautifully presented and modern park home, just four years old, offering a relaxed lifestyle in a peaceful countryside setting. Designed for the over 50's, this home provides comfort, convenience, and a real sense of community, all within easy reach of nearby towns.

The spacious living room is bright and welcoming, creating the perfect space to unwind or entertain. The well-appointed kitchen-diner offers excellent storage and integrated appliances, making everyday living both practical and enjoyable.

There are two comfortable double bedrooms, with the main bedroom benefiting from its own en-suite shower room and dressing area, providing a private retreat. A separate bathroom serves the second bedroom and guests.

The home also includes thoughtful extras such as a wall-mounted electric fire, water softener, and double electric oven, adding to the overall quality and ease of living.

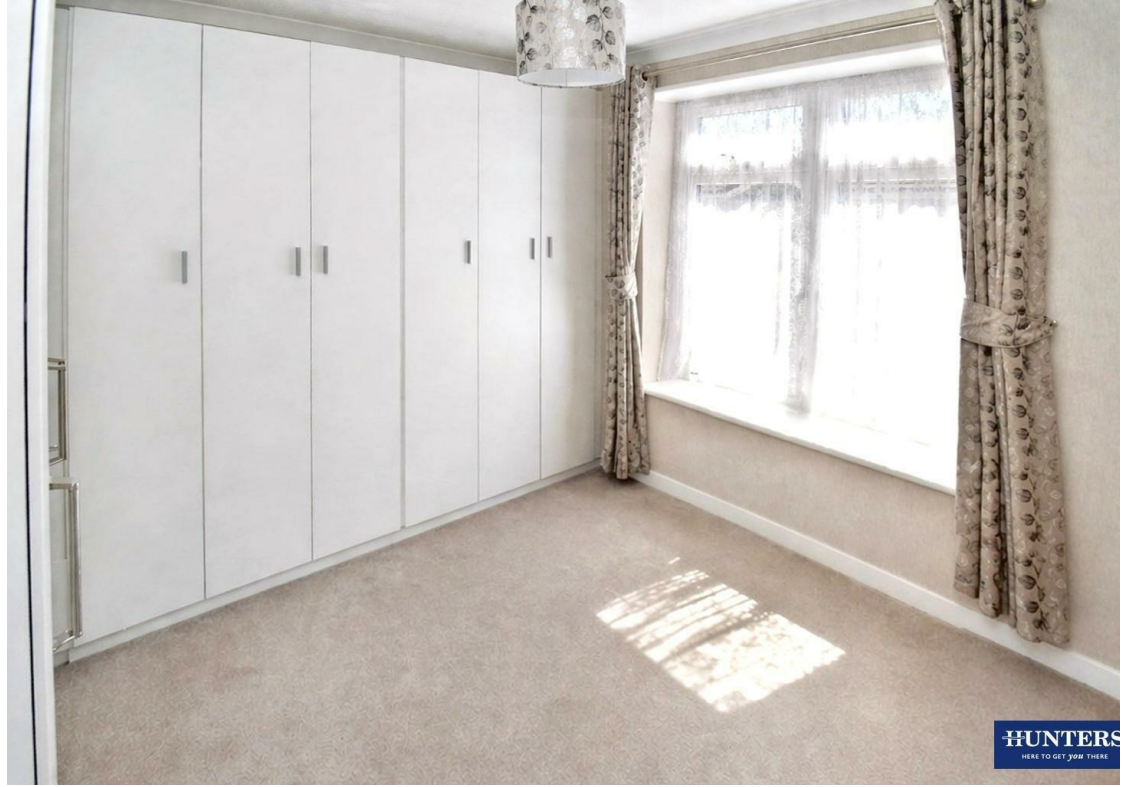
Outside, the property enjoys countryside views and features a low-maintenance garden space, enclosed with metal fencing, along with a useful garden shed. A private driveway provides parking for two vehicles.

Situated just outside the village of Lubenham, the home is well placed for access to Market Harborough and Lutterworth, with a convenient bus stop located at the park entrance.

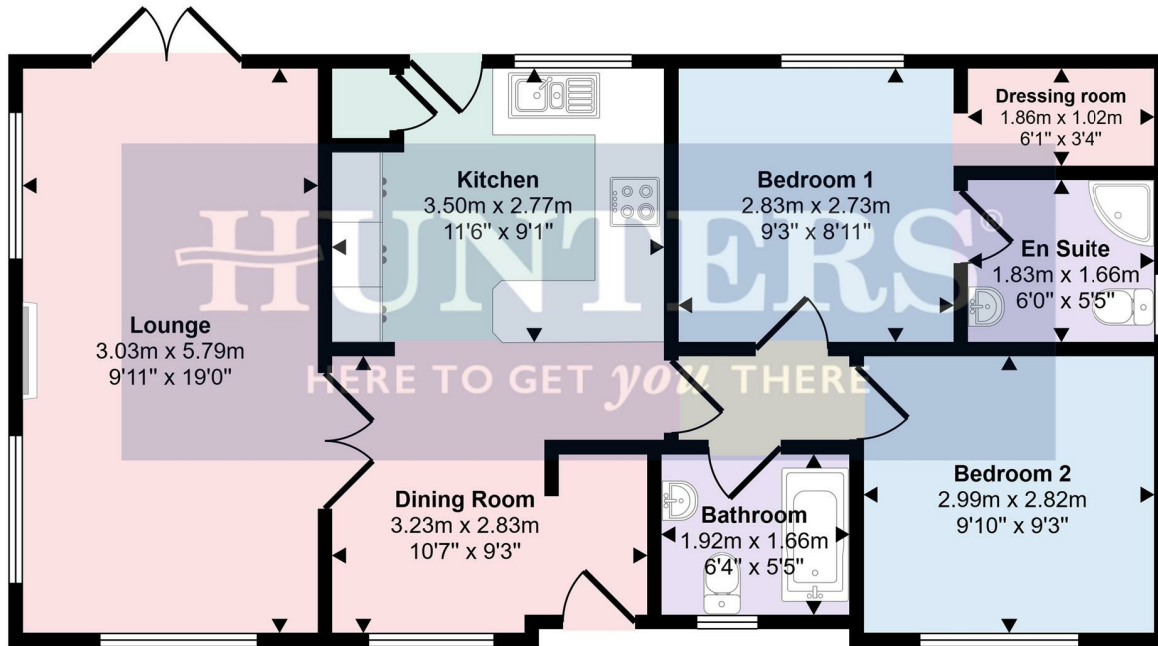
Set within a well-maintained, year-round residential park, this is an ideal opportunity for those looking to downsize and enjoy a quieter pace of life in a welcoming environment.

Early viewing is highly recommended to fully appreciate the lifestyle on offer.





Approx Gross Internal Area  
67 sq m / 719 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.