

Green Pastures

OXENDON ROAD, ARTHINGWORTH, MARKET HARBOROUGH LE16 8LA



JAMES
SELICKS

Nestled on a corner plot in the heart of this attractive village, and extended over the years, this spacious four bedroom detached bungalow with landscaped gardens, that were a regular participant in National Garden Scheme open gardens, would suit both downsizers and growing families looking for more space.

Extended detached bungalow • Over 1,300 Ft² of accommodation • Four bedrooms • Sitting room and dining room • Re-fitted kitchen with central island • Utility room/secondary kitchen • Family bathroom and ensuite shower room • Corner plot with landscaped gardens • Garage and off-road parking • No upward chain •

Accommodation

Step through the canopied porch into a welcoming entrance hall where there is space for you to hang your coat. The inner hall leads through to the refitted kitchen which features an extensive range of bespoke wall and base units and central island with ample work surface space above. A rangemaster oven is nestled within the recess to the side, while integrated appliances include a fridge/freezer and dishwasher with a ceramic Belfast double sink. Double multi-paned glazed doors lead through to the dining room creating an open flow between the two rooms.

The sitting room is situated through the kitchen and takes in attractive views of the garden with a fireplace, (plumbed for a Calor gas feed) which provides a perfect focal point. The utility room was originally the main kitchen prior to a reconfiguration, and, as such, includes an extensive range of fitted wall and base units, with an integrated double oven, sink and drainer, and space for a hob – offering scope for this to be both a practical utility space/secondary kitchen. The inner hall leads through to the bedroom quarters, where, at the end, you will find a generous sized master bedroom equipped with a comprehensive range of fitted wardrobes and its own access out to the garden via a French door. There is a handy ensuite shower room featuring a suite comprising a shower cubicle, wash hand basin and WC. You will also find a further double guest bedroom and two single bedrooms. The family bathroom features a white suite comprising a bath, a separate shower cubicle, a WC and a wash hand basin.

Outside

Nestled within a private corner plot, the gardens wrap around the property and have been landscaped to provide an attractive oasis for you and your loved ones to enjoy. A paved path leads from the gate to the canopied porch and front door, while an extensive lawn with mature borders and variety of trees provides a perfect, leafy backdrop. There is a further “secret” garden beyond the hedge and secure timber gate, where you will find a paved patio terrace, and tiered lawns which can also be accessed from the master bedroom. To the side of the bungalow is an extensive paved terrace, a shed and space for a further shed, potting area, and the oil-tank, that also leads to the paved path to the rear providing access to garage. To the other side of the property is a hardstanding drive providing off-road parking which leads to the attached single garage.





Tenure: Freehold

Local Authority: West Northamptonshire Council

Tax Band: F

Services: The property is offered to the market with mains electric and oil-fired central heating. Gas LPG is used for the sitting room fireplace.

Location

Arthingworth has long been recognised as one of the most sought-after villages in the area sitting just within the Northampton county boundaries. The A508 Northampton / Market Harborough Road provides access north and south and connections onto the A14 and wider national road networks. The village benefits from a public house and church.

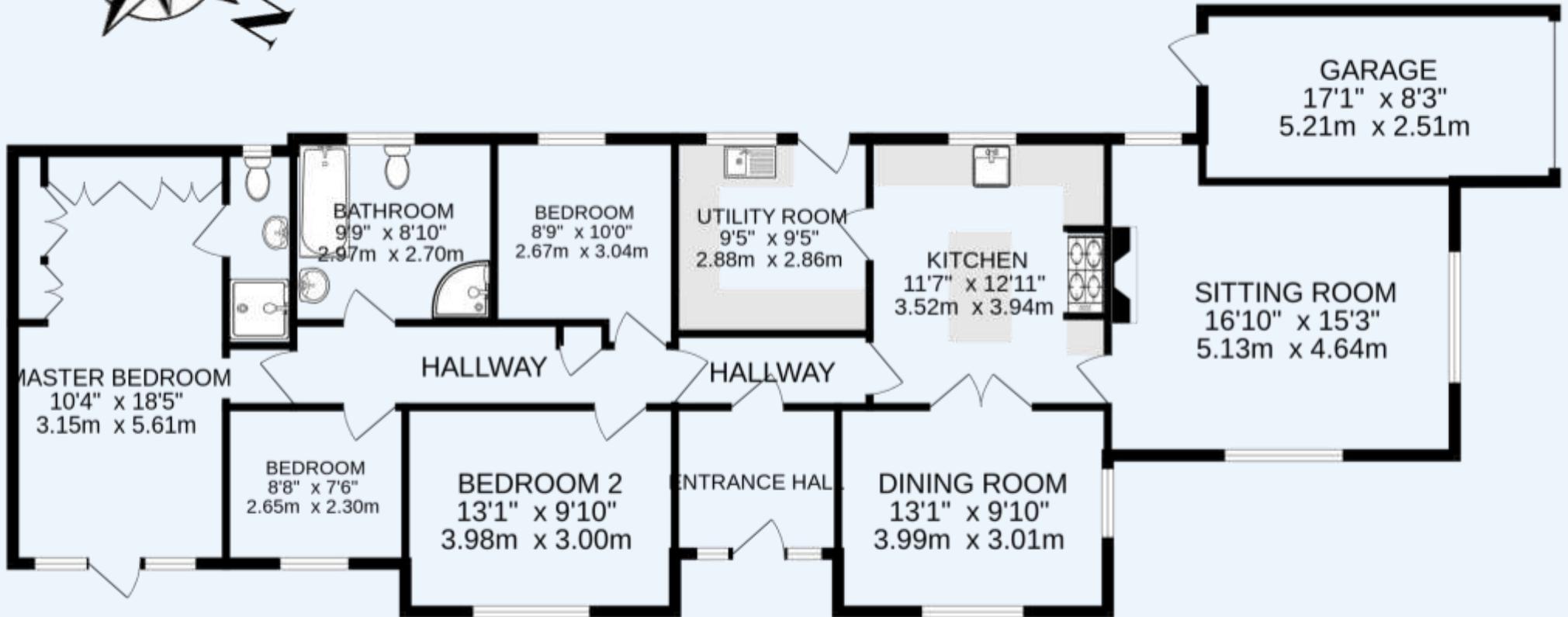
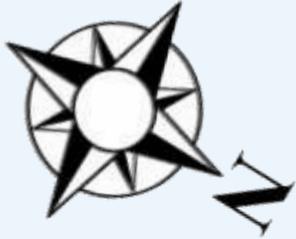
Schooling may be found in the close villages of Clipston, Maidwell or Spratton. The nearby town of Market Harborough provides a comprehensive range of shopping, schooling, and leisure facilities with a mainline railway station to London St Pancras which can be reached in little over an hour.

Satnav Information

The property's postcode is LE16 8LA, house name Green Pastures, and house number 7.



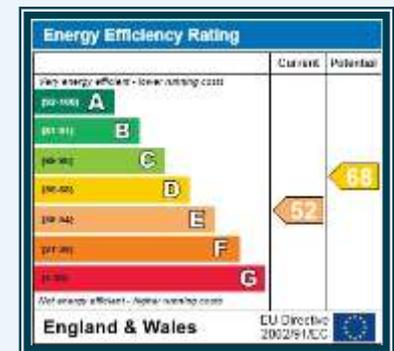




TOTAL FLOOR AREA : 1360sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measures 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.

