

JAMES
SELICKS

Coleridge Way

LITTLE BOWDEN
MARKET HARBOURGH

OFFERS IN EXCESS OF:
£525,000



If you are looking for more space for your growing family and like the idea of modern living within walking distance of Harborough town centre and rail station, then this executive detached family home in a select development on the edge of Little Bowden, could be the perfect home for you.

Spacious modern detached family home • Select development in Little Bowden • Four double bedrooms • Open plan kitchen, family/diner • Sitting room and study/snug • Ensuite and family bathroom • Luxury high spec finish • Landscaped north westerly garden • Detached garage (with partition wall) with scope for conversion, subject to planning consent • Over 1,600 Sq. Ft of accommodation •

Accommodation

A welcoming reception hall greets you as you step in through the front porch and immediately offers you a sense of the luxury and comfort that this home has to offer. Tucked away in the corner is a handy guest cloakroom fitted with a contemporary suite. To your left you will find the private study, ideal for working from home in, but could also serve as a snug. While to the right of the hall is the sitting room. This room feels spacious, yet cosy, and enjoys an attractive view of the communal green space and play area through the large bay window which floods the room with natural light. A bespoke fitted bookcase provides the perfect focal point.

The heart of this home is the open plan living dining kitchen. Bathed in natural light from the window and French doors which enjoy a north westerly aspect, and with an abundance of space and underfloor heating, it is sure to be the hub of this home. Sleek contemporary wall and base units provide ample storage while granite work surfaces offer plenty of space above. Integrated appliances include double oven, microwave, hob, dishwasher, and fridge freezer. A handy utility room also with underfloor heating offers practical space for laundry with plumbing and space for a washing machine and space for dryer, with access out at the side to the driveway.

Upstairs the sense of luxury and space continues with the galleried landing. The master bedroom is a generous size with fitted wardrobes and a contemporary ensuite shower room. You will also find three further double bedrooms and a family bathroom with a modern suite comprising bath, separate shower cubicle, wash hand basin and WC.

Outside

Attractive bedding areas border the paved steps leading to the canopied porch, while a hard-standing drive provides off-road parking to the side and leads to the detached garage.

The rear garden, which enjoys a north westerly aspect, has been landscaped to create a tranquil space for the whole family to enjoy. An extensive split level paved patio terrace and seating area spans the width of the home, and a paved path leads round to the garage. Beyond here the lawn stretches out and behind the garage, there is a raised vegetable patch with retaining brick wall for home grown fruit and veg.





Location

Little Bowden is a highly sought after village within the peripheries of the thriving town of Market Harborough, which receives regular national accolades in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

Satnav Information

The property's postcode is LE16 8FL, and house no. 14.

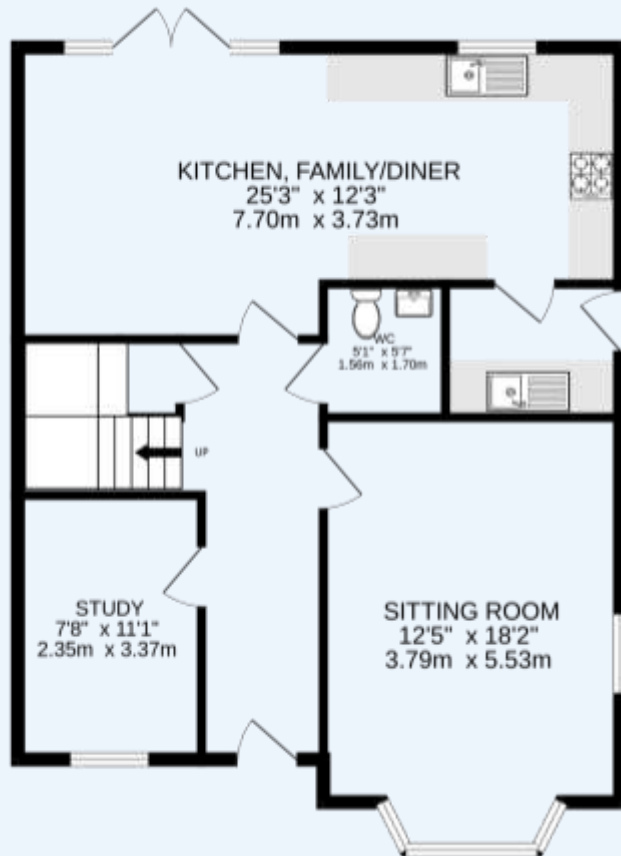
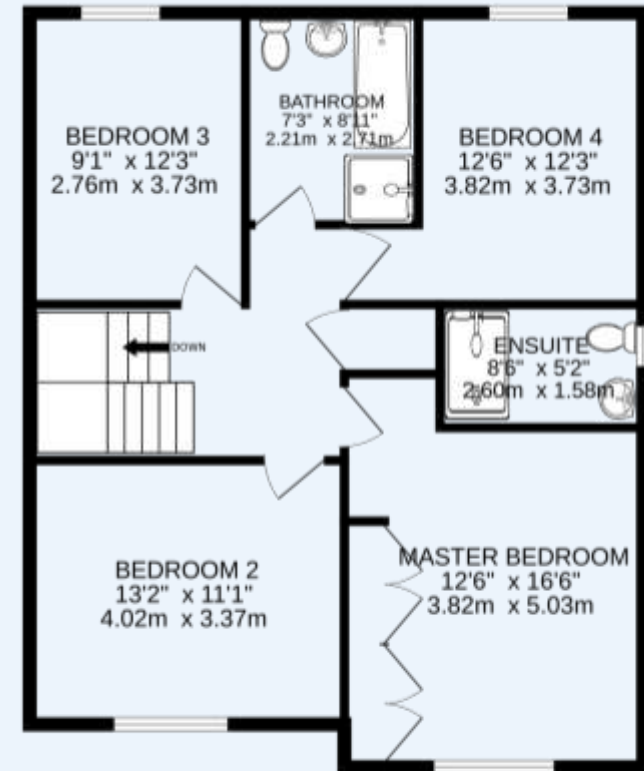
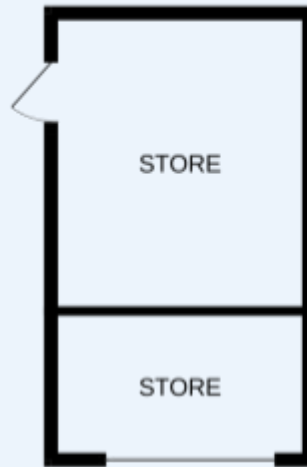
Directions

From Market Harborough town centre proceed along A4304 St Mary's Road. At the traffic lights, turn right into Kettering Road and at the roundabout take the second exit into Kettering Road. Proceed under the railway bridge and continue on the Kettering Road, up Clack Hill. Turn right into Coleridge Way, follow the road round to the left and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(91-100) A			
(81-90) B		85	92
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1650sq.ft. (153.3 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.



JAMES SELICKS

