

**Forge Cottage 4a Bassett Way  
Clipston  
MARKET HARBOROUGH  
LE16 9RJ**

**Guide Price £375,000**



- **NO CHAIN**
- **DETACHED FAMILY HOME**
- **KITCHEN/DINER**
- **SOUGHT AFTER VILLAGE**

- **THREE BEDROOMS**
- **ENSUITE FACILITIES**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: D**

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## A Stunning Three Bedroom Detached Home in the Desirable Village of Clipston

This beautifully presented three bedroom detached home, built in Spring 2014, offers modern living in a highly sought after village location. Constructed to a high specification, the property boasts spacious and versatile accommodation.

The ground floor features a bright and welcoming lounge with multi fuel stove, a contemporary kitchen/diner with ample space for entertaining, a convenient utility room, and a downstairs cloakroom. Upstairs, the property offers three generously sized bedrooms, including a master suite with ensuite facilities and walk in wardrobe, and a well appointed family bathroom.

Externally, the home benefits from well maintained front and rear gardens. A single garage provides secure parking and additional storage. The property also includes double-glazed windows and LPG gas central heating.

Nestled in the picturesque village of Clipston, this home enjoys a peaceful yet convenient location. Clipston is renowned for its strong sense of community and good amenities, including a highly regarded primary school, a charming village hall and green, and the popular Bulls Head pub. Situated just 4 miles from Market Harborough, residents benefit from easy access to nearby shops, restaurants, and transport links, while still enjoying the tranquility of village life.

This is a fantastic opportunity to acquire a modern, high specification home in one of Northamptonshire's most desirable villages.

### **Ground Floor**

#### **Entrance Hall**

Approached via entrance door, Vaulted ceiling, two windows to side aspect, radiator, stairs rising to first floor landing, 'Karndean' flooring, doors to;

#### **Lounge**

19'5" x 14'9" max (5.94m x 4.5m max)

Feature fireplace with multi fuel burner, window to front aspect, two radiators, fully glazed twin upvc doors to rear garden, Karndean flooring, wall lights, coving to ceiling.

#### **Kitchen / Diner**

19'5" x 15'5" max (5.94m x 4.71m max)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half sink unit with mixer tap over, built in double oven, further base units within central peninsular, fitted five ring gas hob with extractor hood over, inset spotlights, 'Karndean' flooring, door to utility room, two windows to rear aspect, further window to front aspect, two radiators.

#### **Utility Room**

5'8" x 4'8" (1.74m x 1.43m)

With further base units, plumbing for a washing machine, wall mounted LPG boiler, stable door to rear garden, window to the rear aspect, door to;

#### **Downstairs Cloakroom**

White suite to comprise wall mounted wash hand basin and low level wc, frosted window to side aspect, inset spotlights, extractor fan.

## **First Floor**

### **Landing**

'Velux' window, doors to;

### **Bedroom One**

13'3" x 15'6" max reducing to 12'3" (4.04m x 4.74m max reducing to 3.74m)

Window to front aspect, walk in wardrobe, radiator, door to;

### **Ensuite Shower Room**

With suite to comprise; shower cubicle, wall mounted wash hand basin and low level wc, tiling to splash areas, radiator, 'Karndean' flooring, Velux roof window.

### **Bedroom Two**

11'11" x 11'6" (3.65m x 3.51m)

Window to front aspect, radiator.

### **Bedroom Three**

8'3" x 7'0" (2.53m x 2.15m)

'Velux' window, radiator.

### **Bathroom**

White suite to comprise panel bath, pedestal wash hand basin and low level wc, shower and shower screen, inset spotlights, Velux window, radiator, extractor fan. 'Karndean' flooring.

### **Front Garden**

Gravel driveway providing off road parking for several vehicles, pathway to entrance.

### **Externally**

### **Rear Garden**

Fully enclosed rear garden that affords a high degree of privacy, mainly laid to lawn stocked with a variety of flowers and shrubs.

### **Garage**

Up and over door, power and light connected, service door to rear garden, window to the side aspect.

### **Agents Notes**

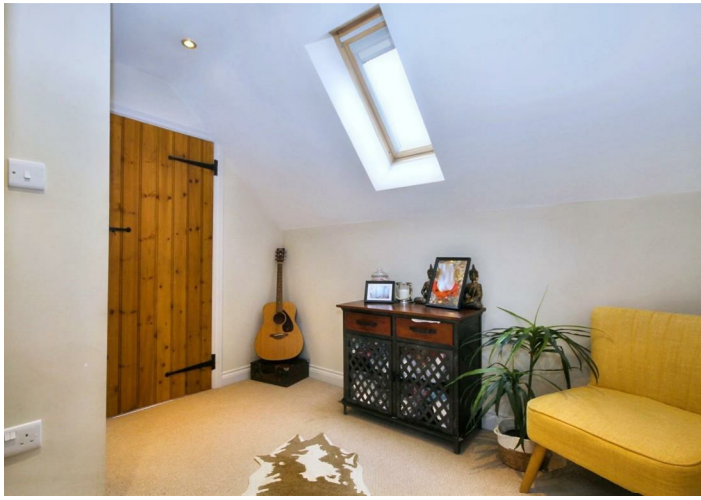
West Northamptonshire Council

Council Tax Band E



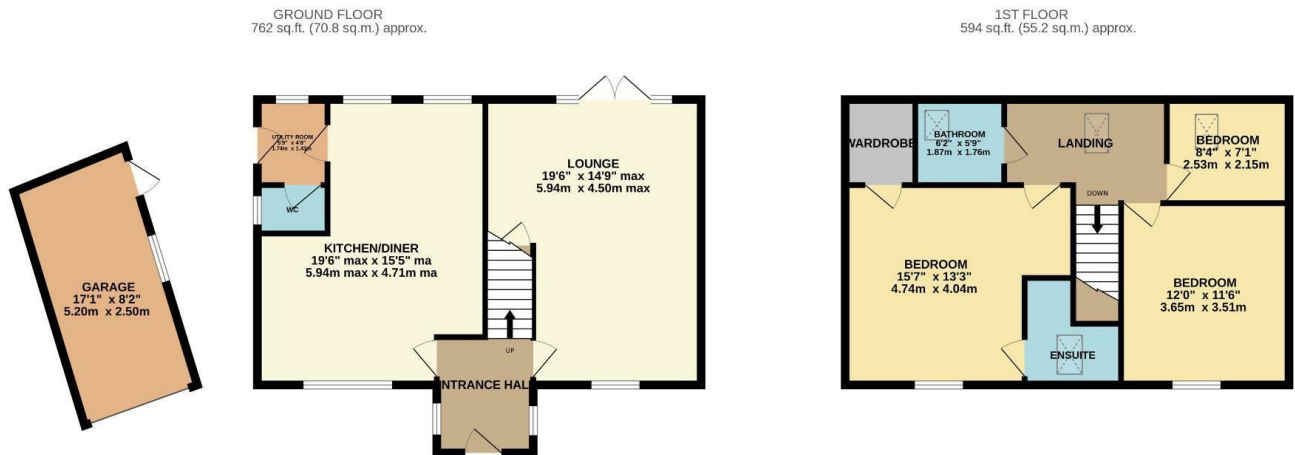




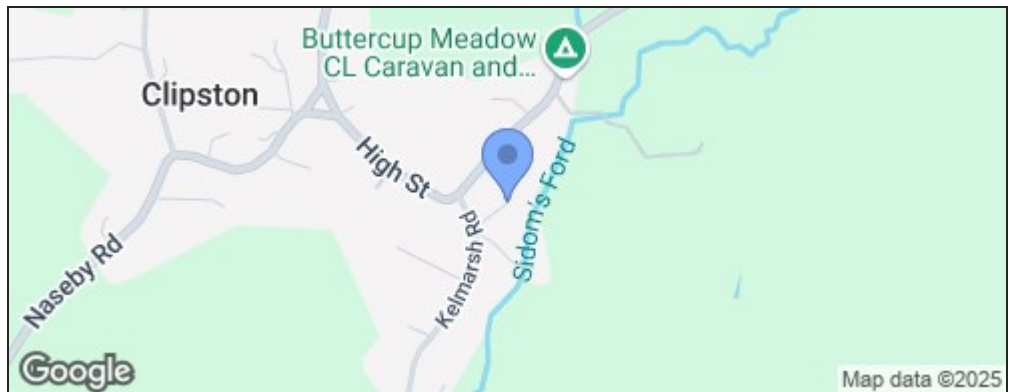








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.