



Main Street

Medbourne, Market Harborough, LE16 8DT

Guide Price £1,200,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 13th October 2025
AUCTION ENDS: 13:00 on Tuesday 14th October 2025

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A rare and exciting opportunity to acquire at auction, a spacious four bedroom detached property located in one of the country's most desired villages. With accommodation and a garden oriented to take advantage of views over its own pastureland and rolling countryside beyond, it offers a total plot of approximately 8.43 acres. FREEHOLD WITH VACANT POSSESSION



Accommodation

The property is entered via a uPVC double glazed front door into an elegant reception hall with bespoke Chinese slate flooring, housing two cloaks' cupboards and the return staircase to the first floor. A useful ground floor cloakroom provides a two-piece suite. Ground floor bedroom three has a window to the side elevation and provides loft access. Bedroom four has windows to the side and rear and an en-suite with a four-piece suite compositing a low flush WC, a double shower enclosure, panelled bath and a contemporary wash hand basin on a stand. There is a window to the rear, a heated chrome towel rail, inset ceiling spotlights, part tiled walls and tiled flooring.

The sitting room is cosy yet spacious, with bespoke Chinese slate flooring, ceiling coving, a feature cast iron fireplace with slate hearth and a gas living flame effect fire and enjoys a wealth of natural light from a window to the front elevation and French doors to the side overlooking the rear courtyard and land beyond. The dining kitchen has a door and windows to the rear and side elevations affording field views and boasting an excellent range of solid wood eye and base level units and drawers, ample preparation surfaces, tiled splashbacks and a ceramic sink and drainer unit with mixer tap over. Integrated appliances include a fridge, a Britannia cooker with extractor unit over and a Russell Hobbs microwave. There is a matching solid wood dresser with display cabinets and shelving, Chinese slate flooring and space for a dining table. The property benefits from a new Worcester Bosch gas boiler.

To the first floor is a galleried landing with a Velux window to the rear elevation. The generous master bedroom has a Velux to the front and a further window to the side yielding fantastic panoramic, field views and access to a Jack and Jill bathroom with a Velux window to the front, providing a four piece suite comprising panelled bath, low flush WC, pedestal wash hand basin and a double corner shower cubicle, a heated chrome towel rail, part tiled walls, tiled flooring and a door to the landing. Bedroom two is a spacious double, with a porthole window to the side and a Velux to the rear.

Outside

The property is approached via a driveway (owned by the property but with access rights for two others) leading to a private driveway providing ample parking and access to a double garage with up and over doors, power, lighting, a personal door to the side and a further gravelled car standing area. Pretty south-west facing gardens with gravelled and paved patio entertaining areas, raised flowerbeds, a wooden store, fencing and post and rail fencing, orchard, leading onto its own superb 8 acres of pastureland, the brook being the boundary at one end and far-reaching views towards Slawston

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Property Information

Tenure: Freehold
Local Authority: Harborough District Council
Council Tax Band: F
Type of Construction: Traditional
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flooding in the last five years: No

The property is being with Vacant Possession upon completion.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

Buyers Administration Fee

The succesfull buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

