



Medbourne Edge, Market Harborough

OSCAR JAMES

Medbourne Edge

Medbourne

Market Harborough

LE16 8DR

An incredibly exciting opportunity to purchase a brand-new leisure home on this exclusive development by globally renowned Tom Hartley.

- 12 Month Park
- Stunning location
- Brand new, fully furnished lodge
- Two double bedrooms
- En-suite to master bedroom
- Large, wrap around deck
- Driveway and small garden
- Available today!

Situated in the most stunning setting, with views across the Welland Valley and on the edge of one of the area's best regarded villages of Medbourne. These fabulous homes simply must be viewed to be appreciated.

Tom Hartley, is arguably the best regarded supercar and classic car dealer in the world and is also the ultimate name in providing luxury leisure and park homes and Medbourne Edge is his very latest project.

If you are looking for a home from home, leisure home or second home, then this site is certainly not to be missed. What's more, there's no age restriction and the site is open for 12 months of the year.



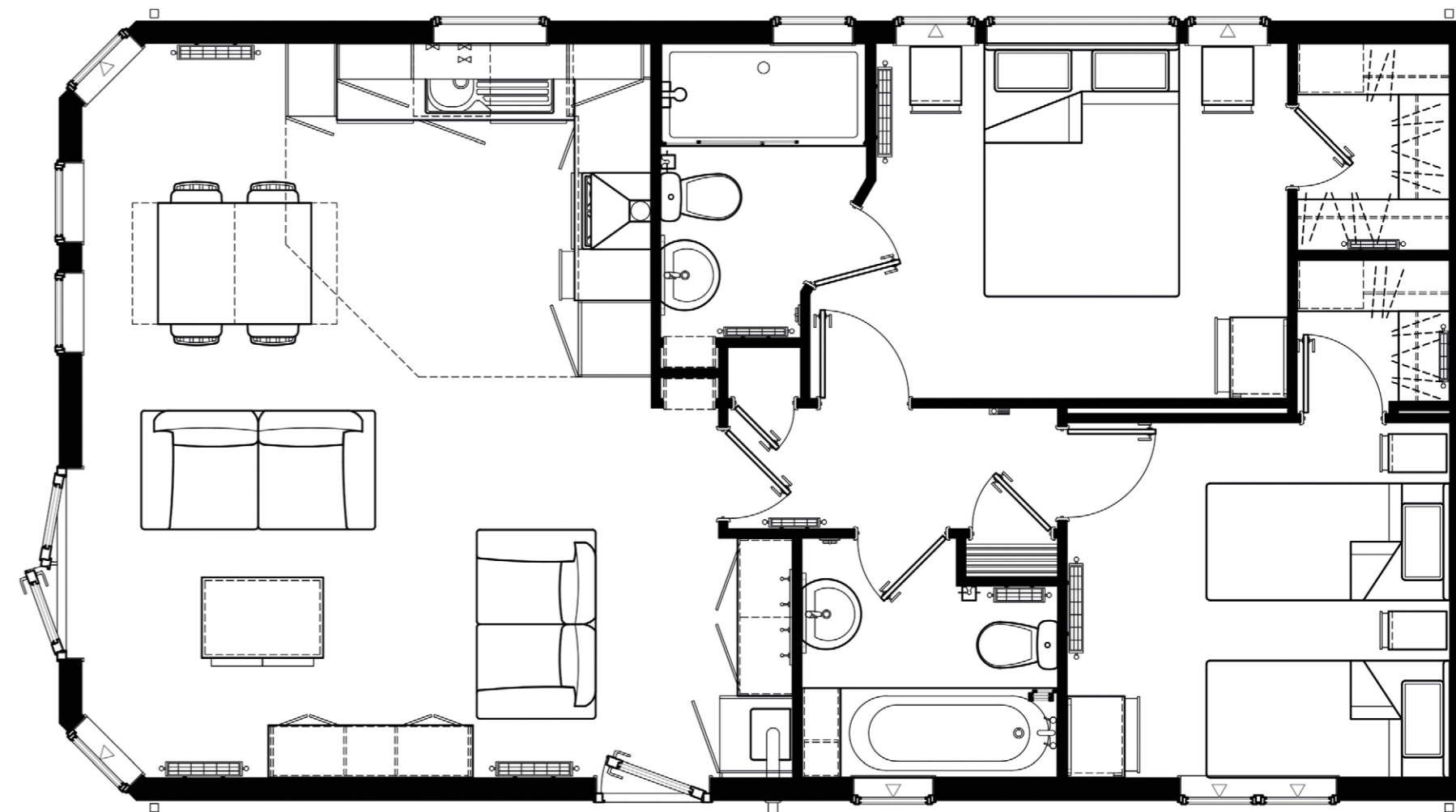
There are lodges on site and available to buy today and with prices from just £200,000 strong interest is expected.

All gas, electric and water is metered too, so you only pay what you use.

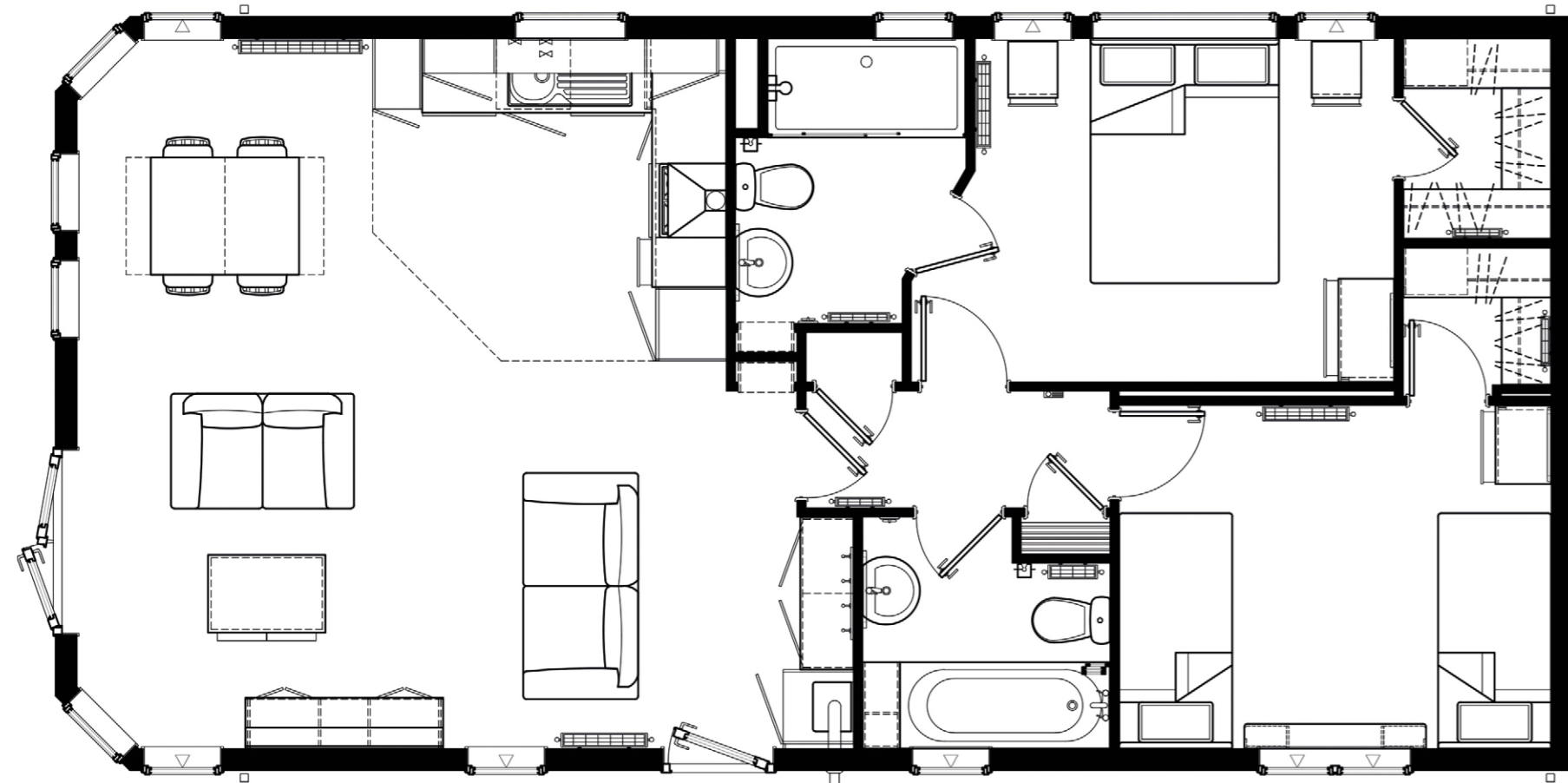
The monthly ground rent is just £250, and the length of lease is 99 years.

For more information or to arrange your viewing then please contact sole selling agents Oscar James today.

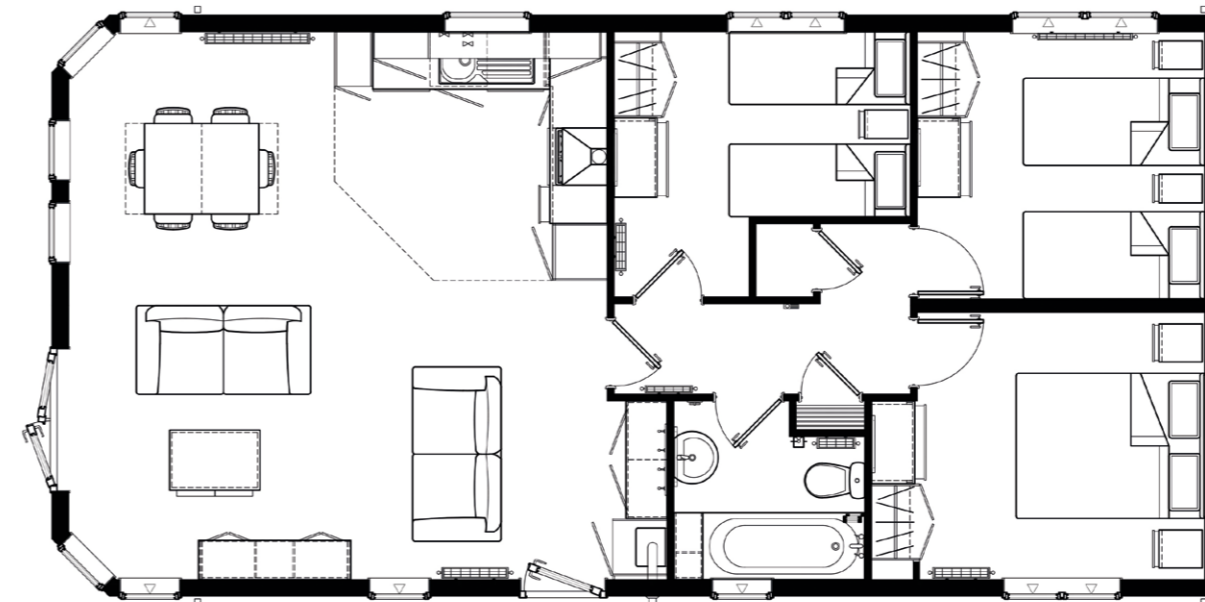




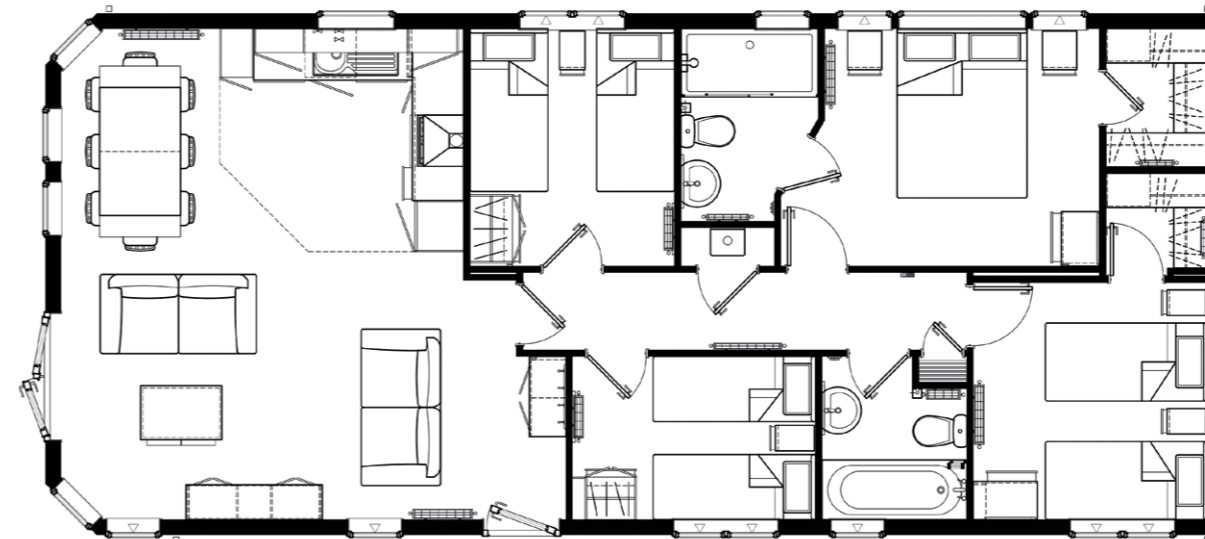
36 x 20ft, 2 Double Bedroom Floorplan



40 x 20ft, 2 Double Bedroom Floorplan



40 x 20ft, 3 Double Bedroom Floorplan



45 x 20ft, 4 Double Bedroom Floorplan

Construction

- Built to BS 3632 residential standard
- Protected by a 10-year GoldShield structural warranty
- Pitched tiled roof (tiles guaranteed for 40 years)
- uPVC double glazing (10-year frame warranty + 5-year glazing warranty)
- Clad in Timberwolf CanExcel as standard (available in a range of colours and claddings)
- French doors and angled feature windows to the front of the living area
- Vaulted ceilings throughout

Living Space

- Open-plan living space incorporating lounge, dining and kitchen areas
- Feature wall clad in white grooveboard to the lounge area
- Aspen style lounge suite with scatter cushions
- Fitted TV unit and coffee table to the lounge
- Extending dining table with chairs
- Boot seat with coat hooks and additional storage to entrance
- Full length lined curtains and Roman blinds
- Combi-bac carpet with underlay to the lounge and dining areas and vinyl to the kitchen

Kitchen

- Fully integrated appliances including a fridge-freezer, washing machine and dishwasher
- White wood grained kitchen units
- Single electric oven
- Hob with extractor hood and stainless-steel splash-back
- USB charging point

Bedrooms and Bathrooms

- Double bedrooms with wall-mounted headboards and scatter cushions
- Feature wall clad in grey/white grooveboard to bedrooms
- Walk-in wardrobes
- Freestanding bedside cabinets, chest of drawers and mirror to master bedroom
- Lined Roman blinds or curtains to the bedrooms
- Venetian blinds to the bathroom and en-suite
- Shower with sliding door to the en-suite
- Combi-bac carpet with underlay to the bedrooms and vinyl to the bathroom and en-suite

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E S T A T E A G E N T S



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