

60 Steeplechase Way  
Market Harborough  
LE16 9FY

£485,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

\*\*\*NEW BUILD SHOW HOME FOR SALE\*\*\*

This stunning four bedroom detached family home has been used as the beautifully styled show home and is finished to an exceptional standard. The property is being sold furnished and is situated in a popular residential location in Market Harborough.

The spacious accommodation provides a layout allowing flexibility of use and briefly comprises of hallway, generously sized and light filled living room with a bay window overlooking the front garden and French doors opening onto the back garden, study, designer kitchen with integrated appliances and an open plan dining and living area extending through bi-fold doors into the rear garden. In addition, you'll find a guest WC, featuring contemporary tiling, and utility room, and a storage cupboard.

Upstairs, the main bedroom benefits from an en suite shower room and bay window to the front elevation. A family bathroom, with tiling and contemporary sanitary ware, serves two

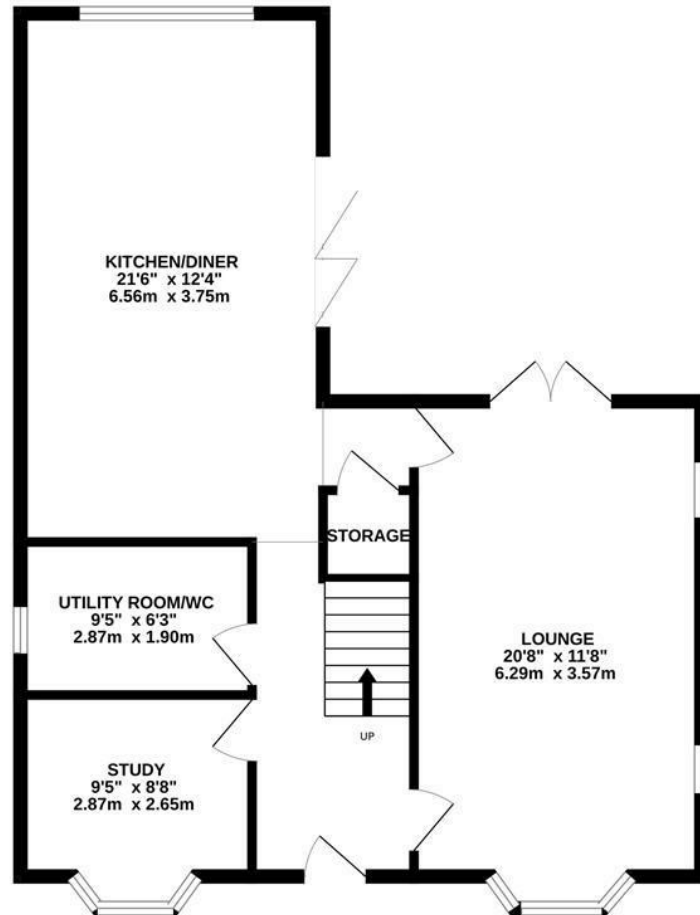
further double bedrooms and a generous single bedroom.

Outside the property expect to find landscaped gardens to front and rear featuring a driveway providing off road parking and access to the garage and a lawned rear garden, fully enclosed and a paved patio area.

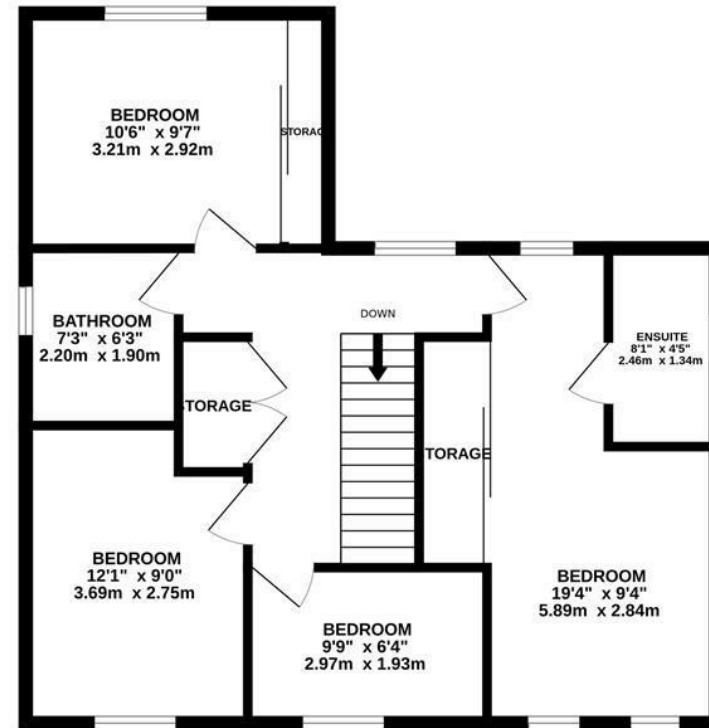
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# Floor Plan

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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## AT A GLANCE...



Bay fronted living room with French doors to the rear garden. Bay fronted study/home office



Designer kitchen/dining/family room with bi-folding doors to the rear garden



Four sizeable bedrooms



Guest WC/utility room, family bathroom with four piece suite and ensuite shower room to the principle bedroom



Landscaped gardens to the front and rear



Off road parking and detached single garage









# SELLER'S SECRET



*Why we like it....*

# OSCAR JAMES

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*To buy or not to buy....*

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