

7c Weskers Close  
Clipston  
Market Harborough  
LE16 9SD

£475,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

\*\*\*CHECK OUT OUR AMAZING VIDEO TOUR OF THIS PROPERTY\*\*\*

This stunning family home offers a well presented interior along with a layout that offers flexibility of use. The property is situated in the highly sought after village of Clipston which boasts many amenities.

The spacious accommodation provides the ideal floorplan for modern day living and can appeal as a family home or a bungalow with the guest accommodation to the first floor. As you enter the property you will find a light and airy hallway, three double bedrooms with one of the rooms currently used as a beauty salon and the principle bedroom boasting an ensuite shower room, separate shower room, sizeable modern fitted kitchen/dining room with featured central ideal and breakfast bar along with an ample dining/family area, living room with featured log burner fireplace and bi-folding doors to the rear garden.

To the first floor you are welcomed by an oversized landing area that could also be used as

a children's play room or reception space and leads to a further double bedroom with ensuite shower room and office area further a further storage loft space beyond.

Outside the property expect to see a neat frontage providing off road parking for a number of cars and a landscaped rear garden which is fully enclosed with low maintenance in mind featuring a paved patio, artificial lawn and offers a good degree of privacy.

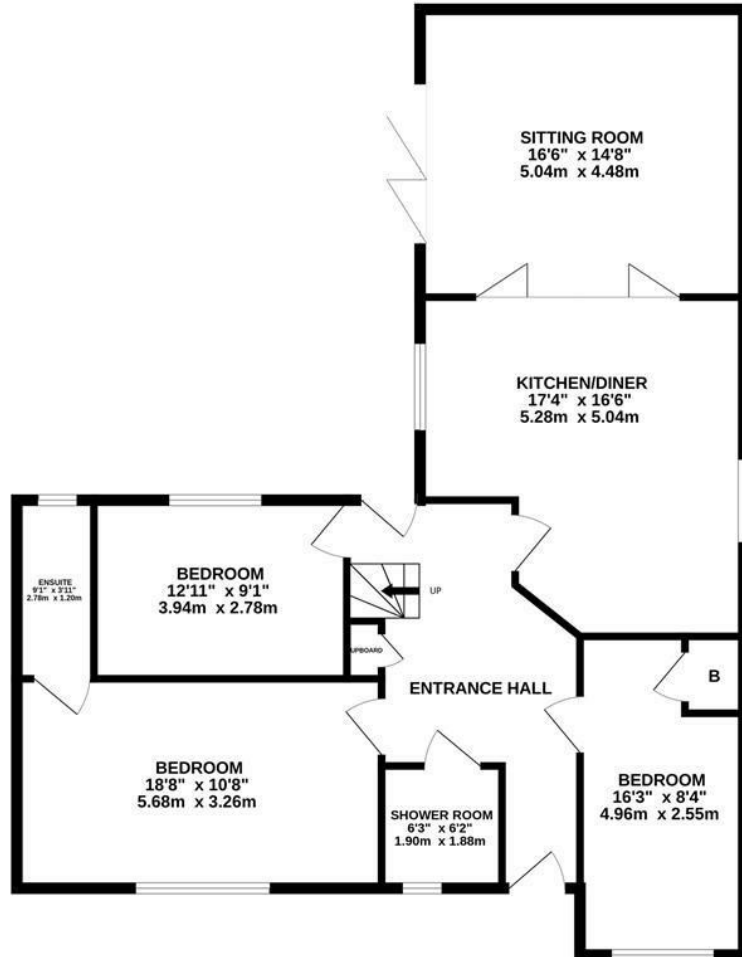
Clipston is an attractive village with gentle hills and valleys, set in the North countryside of Northamptonshire. With a church, chapel, pub and well regarded primary school along with a pre-school, the village has a strong sense of community living and a busy event calendar.

The nearby town of Market Harborough lies to the North East, which hosts an excellent range of amenities including shopping and leisure facilities, and with the closest station just 4 miles away, there are fantastic links to London and Northampton for commuters seeking. The road links are close by with easy access t

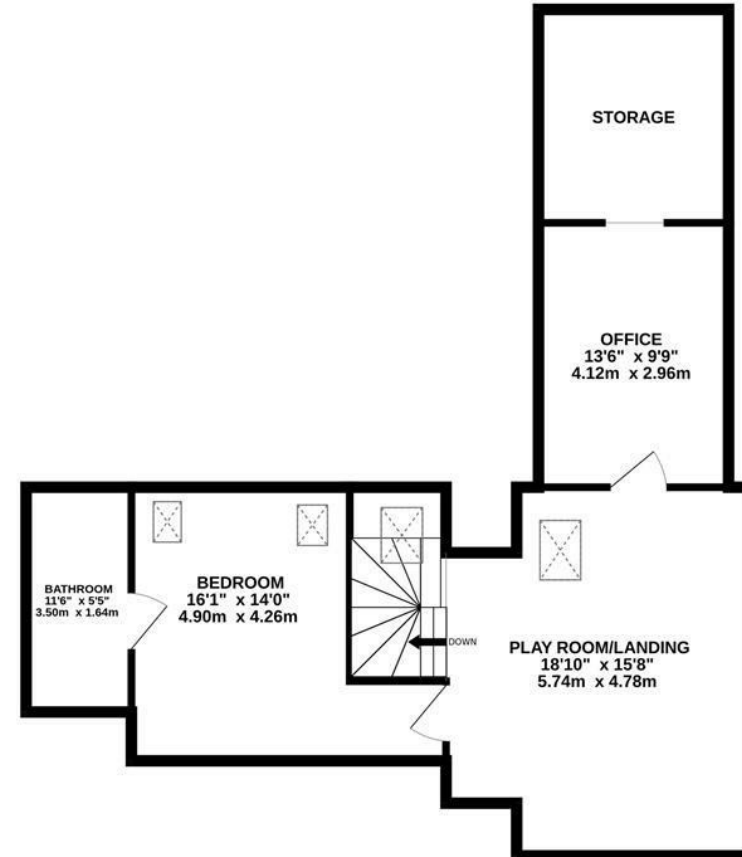
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# Floor Plan

GROUND FLOOR  
1179 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 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...



Living room with feature log burner fireplace & bi-folding doors to the rear garden



Modern fitted kitchen/dining/family room with central island and breakfast bar



Four double bedrooms



Ground floor shower room and two ensuite shower rooms



Landscaped rear garden offering a good degree of privacy



Off road parking for a number of cars





# SELLER'S SECRET

We have loved living here and felt it has been an amazing family home for us. the village is great too and has lots going on if you want to get involved in village life.



## Why we like it....

This property has so much to offer and can certainly appeal to a wide range of buyers with its flexibility in layout and the amount of amenities Clipston has to offer.

To buy or not to buy....

# OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS  
01858 458 458  
[www.oscar-james.com](http://www.oscar-james.com)

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