

3 Nobold Court  
Clipston  
Market Harborough  
LE16 9RR

£700,000

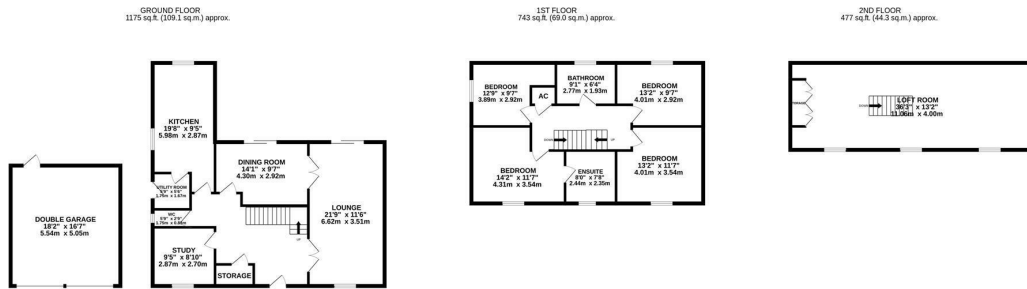


OSCAR JAMES

...expect excellence



# FLOOR PLANS



TOTAL FLOOR AREA: 2394 sq.ft. (222.4 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...



Spacious living room, separate formal dining room, office/home study



Fitted kitchen/breakfast room with utility room



Four double bedrooms with a fifth bedroom to the second floor



Family bathroom and ensuite to the principle bedroom



Gardens to front and rear with the rear being larger than average for this property type



Off road parking and access to the double garage



## WHAT'S GREAT?

Oscar James are delighted to offer this attractive three storey detached home located in the highly sought after village of Clipston , with an impressive foot print and delightful garden views. The property has a fantastic balance between living and sleeping accommodation, and a larger than average garden.

### The Property

The light and airy entrance reception hall features a stair case leading to the two other floors and guest WC, double aspect sitting room with patio sliding doors to the rear garden, fitted kitchen/breakfast room with utility room, separate formal dining room, home office/study. The first floor features a family bathroom with a three piece suite and four generous double bedrooms, one benefitting from an ensuite shower room. The second floor features a great loft room that can be used in a number of ways with ample bedroom area or even as a hobby room or children's play room. There still remains an abundance of eaves storage

### Outside

The neat frontage features a driveway providing off road parking and access to a double garage. There is a landscaped front garden with split lawned areas and planted borders with a pathway and steps leading to the main entrance.

To the rear, there is a larger than average lawned garden that is well maintained with views across a neighbouring paddock and offering a good degree of privacy. The garden also features planted borders and an array of fruit trees, paved patio area and additional wrap around side garden.

### Location

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, the village has a strong sense of community living and a busy event calendar for the hobbyists.

The nearby town of Market Harborough lies to the North East, which hosts an excellent range of amenities including shopping and leisure facilities, and railway station providing direct links to London St Pancras in under an hour.

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# SELLER'S SECRET

We have thoroughly loved living here since the property was built many years ago and can safely say we will miss this house. It has given us many wonderful memories but it is time for us to downsize and move on. We are very hopeful that the next family that live here enjoy it as much as we have!



## Why we like it....

This fantastic home has so much to offer and boasts a layout providing flexibility of use, a larger than average garden with paddock views and located in a highly sought after village. We are confident it will tick many boxes for any buyer!

# OSCAR JAMES

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To buy or not to buy....

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