

23 Henry Road  
Market Harborough  
Leicestershire  
LE16 9PY

£400,000



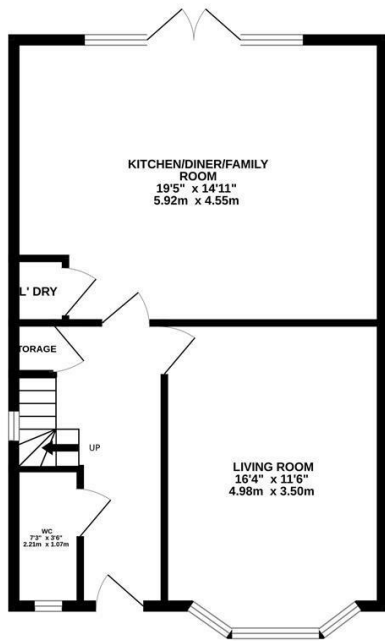
OSCAR JAMES

...expect excellence

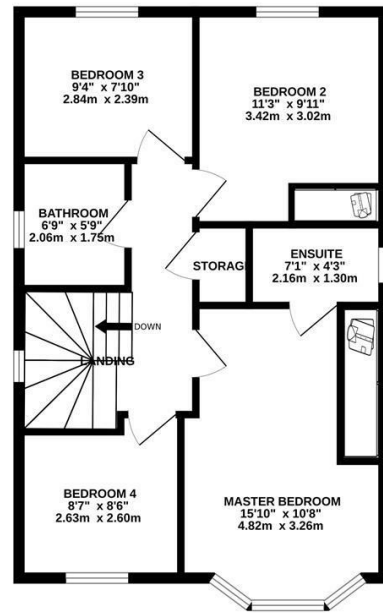


# FLOOR PLANS

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Menqox v2024



## AT A GLANCE...



Spacious bay fronted living room



Open plan kitchen/dining/family room with French doors to the rear garden



Four well proportioned bedrooms



Guest WC, family bathroom and an ensuite shower room to the master bedroom



Landscaped rear garden offering a good degree of privacy



Off road parking for two cars and access to the single garage



## WHAT'S GREAT?

This stunning home built in 2021 by Redrow Homes is offered for sale in excellent decorative condition and boasts a lovely rear outlook over neighbouring countryside. The property is located on the ever popular development of Farndon Fields with access to many amenities and countryside walks.

The spacious accommodation briefly comprises an entrance hall with guest WC and stairs rising to the first floor, well proportioned bay fronted living room, superbly designed kitchen/dining /family room with French doors leading out to the rear garden.

Upstairs you will find the family bathroom and four sizeable bedrooms with the master featuring an ensuite shower room.

Outside the property expect to see a neat frontage with a driveway providing off road parking for two cars and access to the single garage. The rear garden has been attractively landscaped and features a paved patio area, lawned garden with a number of well stocked planted borders, fully enclosed and offers a good degree of privacy.

...expect excellence





# SELLER'S SECRET

We have loved living here and will miss the property dearly. For us it was great to have such a well designed home for our needs and to not be overlooked at the rear was a huge benefit compared to most other modern homes.



## Why we like it....

This home is offered for sale in superb order and we love the design. The current vendors have looked after the property really well and with the garden being landscaped so attractively and not being overlooked this will certainly appeal to many buyers.

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)

---

---

---

---

---