

Sibbertoft House,
11 Berkeley Street
Sibbertoft
Market Harborough
Leicestershire
LE16 9UF

£900,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are proud to showcase this beautifully renovated and stylishly presented family home, occupying one half of a former rectory which has been thoughtfully reconfigured blending modern living with period elegance.

Upon entering the home, a welcoming hallway features access to a renovated cellar, currently used as a playroom but offering potential for an additional bedroom. The drawing room boasts impressively high ceilings, elegant oak flooring, direct access to the garden and feature fireplace with a cozy log-burning stove, adding warmth and character. The superb dining kitchen is equipped with handmade shaker-style units, double Belfast sink and central island unit topped with marble. The ground floor is completed by a practical utility room and a convenient cloakroom with a shower unit.

The first floor features the family bathroom with a luxurious roll-top bath and a separate shower unit, three sizeable bedrooms, two of which share a Jack & Jill shower room ensuite.

The second floor is dedicated to the master suite including a generously sized double

bedroom, a dressing room with deep-fitted wardrobes and a spacious bathroom. The bathroom is equipped with a roll-top bath and a walk-in shower.

Exterior

Electric gates open to reveal a secure, gravelled courtyard with space for multiple vehicles. The house is set back from Berkeley Street providing a sense of seclusion with an enclosed private west facing garden offering an ideal space for relaxation and outdoor activities.

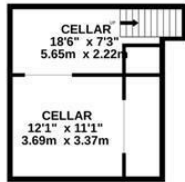
Additionally you will find a one bedroom barn conversion lovingly restored retaining original features but also energy-efficient upgrades like solar panels and underfloor heating. including a hallway leading to an open-plan farmhouse style kitchen with a quaint courtyard patio, a bedroom with en-suite and a light-filled living/dining area with a cozy log burner

This home is the perfect blend of period charm and modern convenience, making it an ideal space for family living.

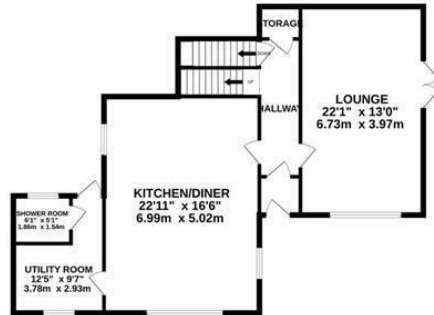
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Floor Plan

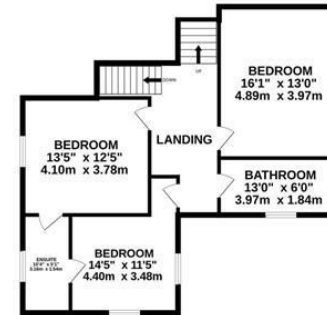
BASEMENT
304 sq.ft. (28.3 sq.m.) approx.



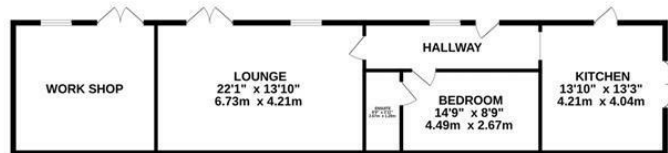
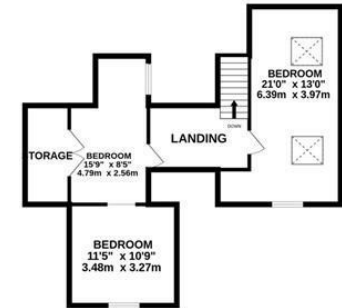
GROUND FLOOR
1886 sq.ft. (173.2 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.9 sq.m.) approx.



2ND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 3570 sq.ft. (331.6 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...



Beautiful living room benefitting from a feature log burner fireplace and access to the rear garden



Stunning bespoke kitchen/dining room with central island and ample dining/entertaining space



Four bedrooms in the main house with a further annexe bedroom



Ground floor shower room, family bathroom, Jack & Jill ensuite to two bedrooms, ensuite to master and shower room to the annexe



Generously sized established gardens offering a good degree of privacy



Off road parking for a number of vehicles and storage outbuilding





SELLER'S SECRET

We have thoroughly loved living in this home and will miss it dearly. We have tried to create a family house with loads of flexibility and are really happy with the barn conversion annexe. We tried to retain as many original features as possible but also create a modern living space and design.



Why we like it....

This house is stunning in every aspect and has so much to offer. The period charm and character features, the large garden, the superb outbuildings and not to forget being located in a popular village. What more could you want?

To buy or not to buy....

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