

9 Bates Close,  
Market Harborough  
Leicestershire  
LE16 7NT

£675,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

This stunning five bedroom detached home is offered for sale in excellent decorative condition and is located in close proximity to the town centre, railway station and a short walk to Robert Smyth School. The spacious layout provides flexibility of use and also boasts five double bedrooms and two ensuite shower rooms.

This particular home constructed by David Wilson Homes boasts a wonderful hallway with split staircase providing a galleried landing and further accommodation comprising guest WC, bay fronted double aspect living room, family/dining room with band stand bay to the rear, open plan kitchen/dining room with a range of modern refitted units with granite worktops and utility room. The ground floor is completed with a splendid conservatory addition providing useful reception space.

To the first floor you will find the five double bedrooms, two ensuite shower rooms and the family bathroom with a four piece suite including a shower cubicle.

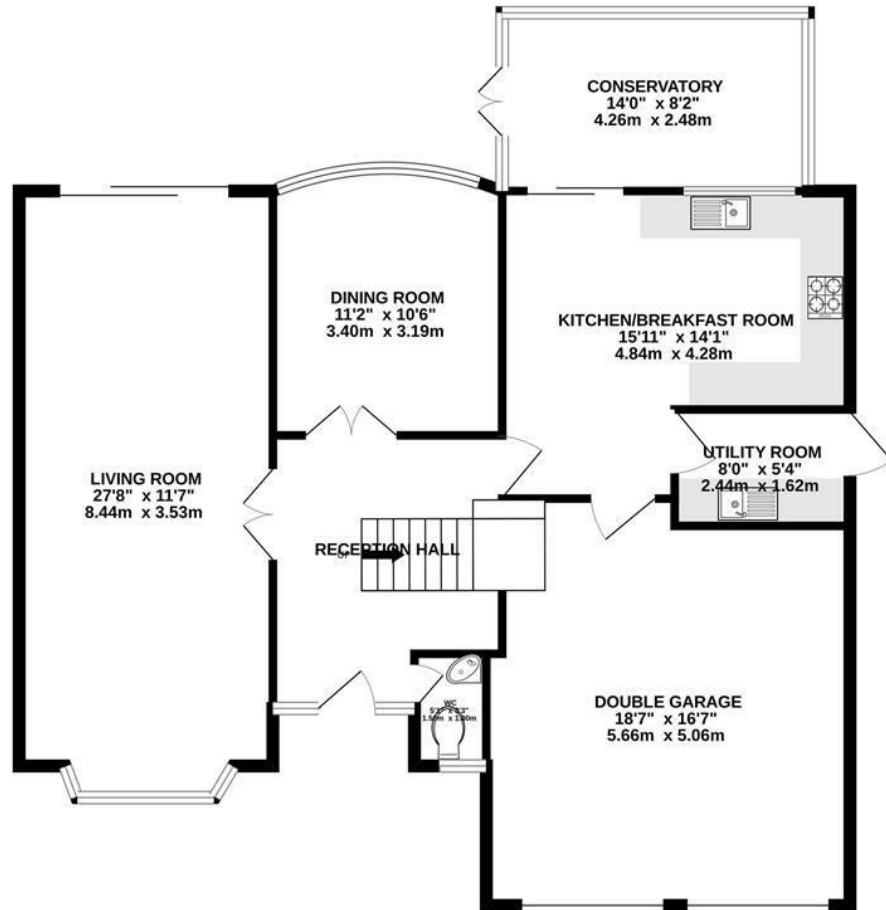
Outside the property expect to see a neat frontage with a driveway providing off road

parking for four cars and access to the integral double garage with electric roller door. The rear garden has been attractively landscaped with an extensive patio area providing an ideal outdoor entertaining area, artificial lawn with a further patio area, ample space to both sides of the property with a timber storage shed to one side. The rear garden also offers a good degree of privacy and is fully enclosed.

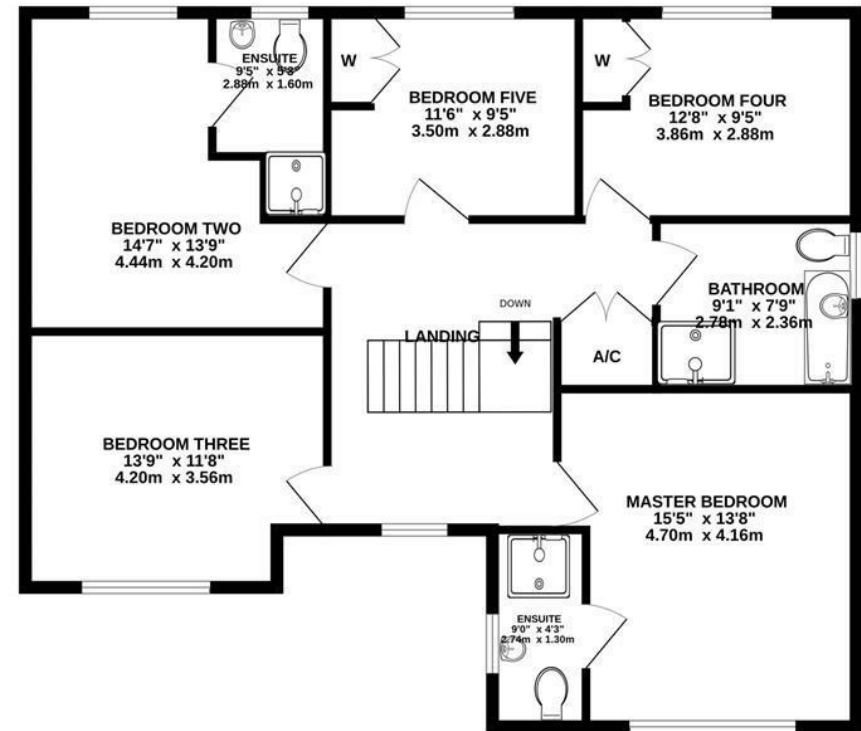
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# Floor Plan

GROUND FLOOR



1ST FLOOR



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, a family room with bandstand window and conservatory addition



Modern fitted kitchen/dining room with additional utility room.



Five double bedrooms, all with built in wardrobes.



Guest WC, family bathroom and two ensuite shower rooms



Landscaped rear garden offering a good degree of privacy



Off road parking for four cars and integral double garage





# SELLER'S SECRET

We have loved living here and the location has been just great. It is only a short walk to the town, train station and lots of amenities nearby.



## Why we like it....

This stunning home has so much to offer and must be viewed to be fully appreciated. We just love the layout for this particular style of home as it is quite rare but so popular in design.

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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