

The Stables Coombes Yard
Sibbertoft
LE16 9UP

£575,000



OSCAR JAMES
...expect excellence



WHAT'S GREAT?

Ideally located in the charming village of Sibbertoft, this beautifully presented link-detached house offers a perfect blend of modern living and rustic charm. Located in a peaceful cul-de-sac, the property boasts an expansive living space that is both inviting and functional. The interior features stunning exposed beams and vaulted ceilings, creating a sense of openness and warmth. The bi-folding doors seamlessly connect the indoor and outdoor spaces, allowing natural light to flood the home.

This delightful residence comprises three well-proportioned bedrooms, providing ample space for family living. The first floor is home to a family bathroom, ensuring convenience for all. The ground floor features two reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved ones.

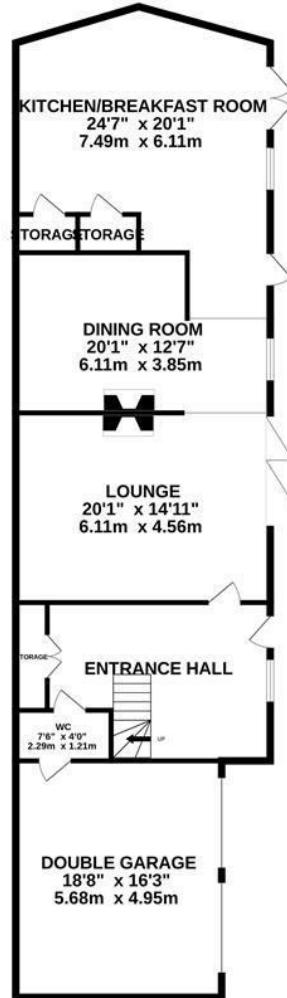
Outside, the property offers a low-maintenance courtyard garden, perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardens. Additionally, there is off-road parking available for up to three cars, along with a double garage that has been thoughtfully converted into a workshop over two floors, catering to various hobbies or storage needs.

This home is not only a sanctuary of comfort but also a practical choice for modern living. With its desirable location and impressive features, it presents an excellent opportunity for those seeking a tranquil lifestyle in a picturesque village setting.

...expect excellence

Floor Plan

GROUND FLOOR
1453 sq ft. (134.9 sq m.) approx.



1ST FLOOR
799 sq ft. (74.2 sq m.) approx.



TOTAL FLOOR AREA: 2251 sq ft. (209.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, no guarantee is given that the measurements of doors, windows, rooms and other items are accurate. 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...



Lounge



Kitchen Dining Room



Three Bedrooms



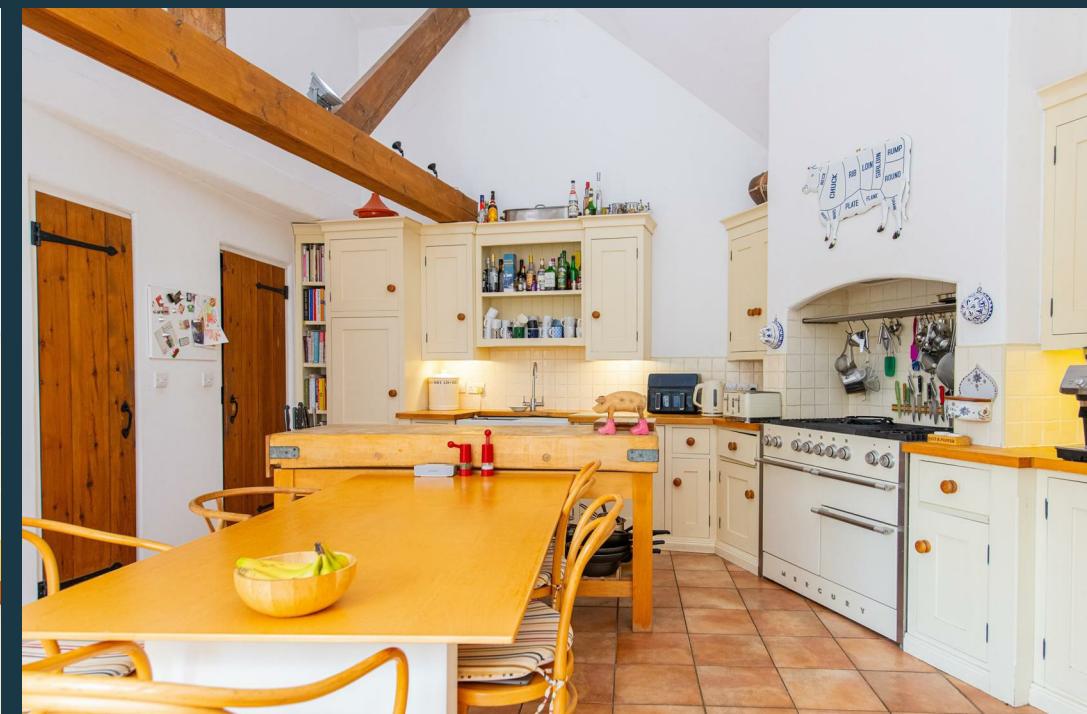
Family Bathroom



Courtyard Garden



Double Garage and Off Road
Parking





SELLER'S SECRET

This three-bedroom home provides ample space for families, couples, or individuals seeking room to grow. Set in a sought after village location in close proximity to green spaces, rolling hills, and natural landscapes.



OSCAR JAMES

7 St Marys Road | Market Harborough | LE16
7DS
01858 458 458
www.oscar-james.com

To buy or not to buy....

why we like it....

This home combines the timeless appeal of vaulted ceilings with the modern functionality of bi-fold doors and an open-plan layout, creating a living space that is bright, spacious and sociable.