

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.

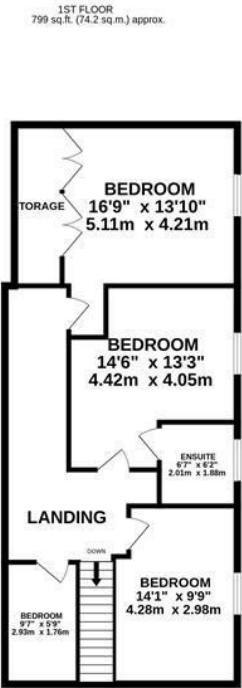
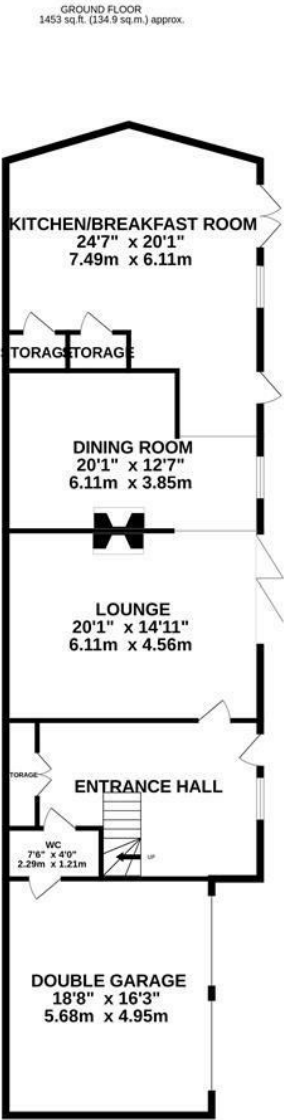
This delightful residence comprises three well-proportioned bedrooms, providing ample space for family living. The first floor is home to a family bathroom, ensuring convenience for all. The ground floor features two reception rooms, ideal for entertaining guests or enjoying quiet evenings with loved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



TOTAL FLOOR AREA : 2251 sq.ft. (209.2 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.

Made with Metropix ©2025





## 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.



## 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.

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)

---

---

---

---

---