

1a Church Street, Wilbarston, Market Harborough LE16 8QG

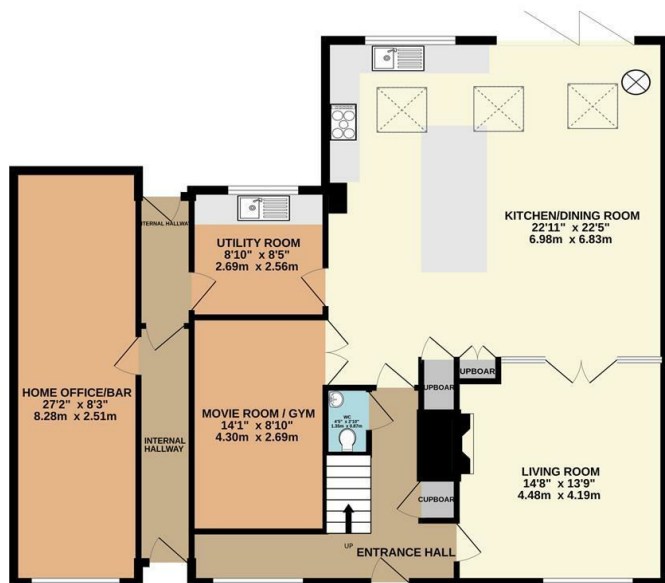
Offers Over £550,000

Lucas Estate Agents are pleased to be offering this extended 4 bedroom detached property to the market in the peaceful village of Wilbarston which sits on the outskirts of Market Harborough. Over the last 9 years the property has undergone major renovations including a full refurbishment of the whole house and garden, as well as a garage conversion creating a large office space and a bar. Locally, there is a primary school, a lovely village pub, a general corner shop/Post Office and a deli/cafe. There are multiple walks and treks through the Jurassic Way and many public footpaths that lead you through the local fields for dog walks.

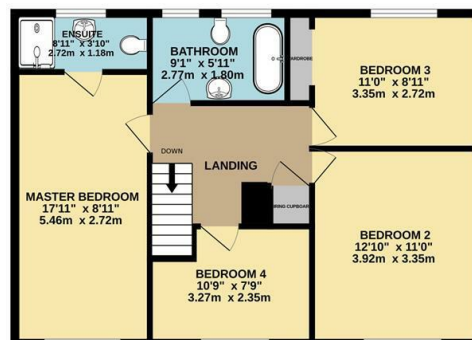
Tenure: Freehold
Energy Rating: C
Council Tax Band: E

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GROUND FLOOR
1322 sq.ft. (122.9 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.

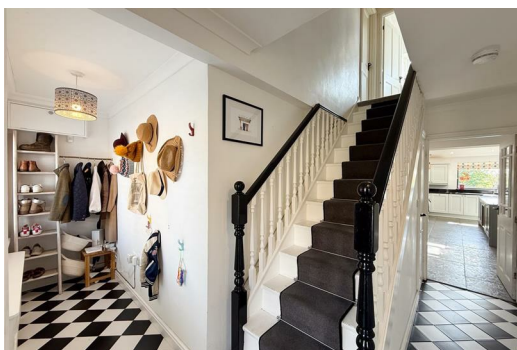


TOTAL FLOOR AREA : 1985 sq.ft. (184.4 sq.m.) approx.

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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- 4 Bedroom Detached
- Renovated Throughout
- Additional Office Space / Bar
- Large Family Kitchen/Living/Diner
- Parking For 5 Cars
- Newly Designed Garden
- EV Charger

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
	EU Directive 2002/91/EC	



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Northamptonshire, NN16 0BN
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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