



Harborough Road, Dingley, LE16 8PQ



Part of
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Property Description

This well presented family home occupies an enviable position overlooking stunning Leicestershire countryside to the rear and offers versatile and flexible living space set across two floors with further potential to extend, subject to the necessary planning consents. The accommodation briefly comprises of an entrance hallway leading through to the dining room which is open plan to the lounge with a fire surround, wood burner and enjoying views to the rear. A connecting door leads through to the breakfast kitchen which is fitted with a range of modern Shaker style units with integrated electric double oven, hob with hood and fridge/freezer, bi-fold doors giving direct access and stunning views over the countryside to the rear, the connecting door leads through to the central lobby area with ground floor cloaks/wc and utility area. The ground floor bedroom is a dual aspect room with views to both front and rear elevations.

To the first floor there are two double bedrooms and a modern shower room. Externally, to the front of the property there is extensive parking for four to six vehicles and mature garden a side gate gives access through to the rear garden, which is set cross two levels with pergola and patio area, steps lead down to the lawn, which are bordered by established shrubs and trees offering a good degree of privacy, views across patio area with countryside. In all about 0.17 acres.

The picturesque village of Dingley, renowned for its annual Point to Point racing, and Dingley Hall, a Grade I listed country house dating back to the Elizabethan era. Dingley is surrounded by beautiful open countryside close to the borders of Leicestershire and Northamptonshire and is located some three miles east of the thriving town of Market Harborough which has mainline rail services to London St Pancras in about an hour. The town has excellent shopping and supermarket facilities, shops and cafes, bars, restaurants and leisure centre.





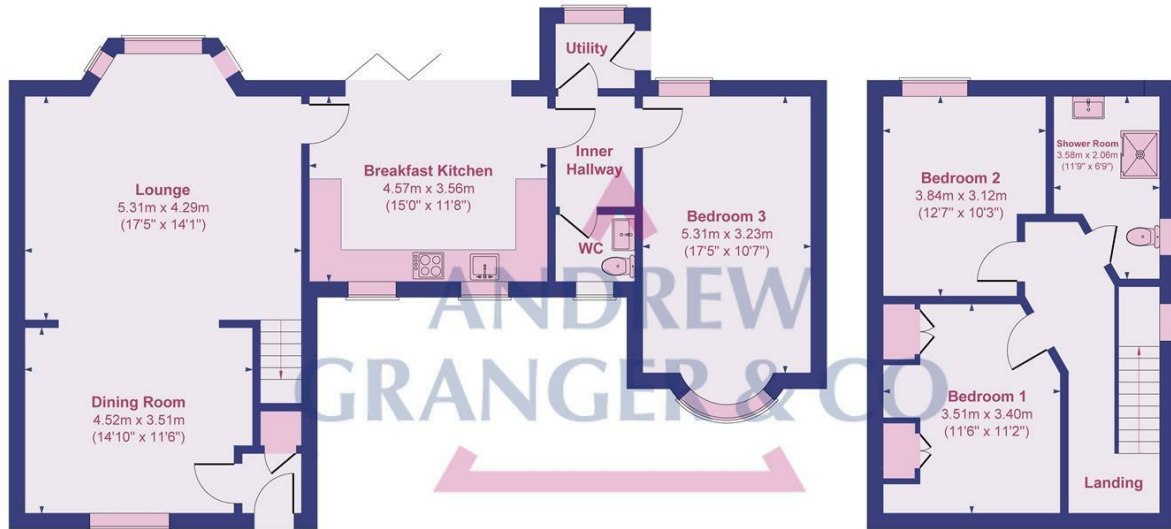
Key Features

- Stunning Countryside Views
- Two Reception Areas With Views Over Open Fields
- Ground Floor Bedroom/Annexe
- Shaker Style Kitchen with Built-In Appliances
- Utility Area,, Ground Floor Cloakroom
- Two First Floor Double Bedrooms
- Modern Shower Room with Three Piece Suite
- Front & Rear Gardens
- Car Standing for between 5/6 cars

Price Guide
£525,000



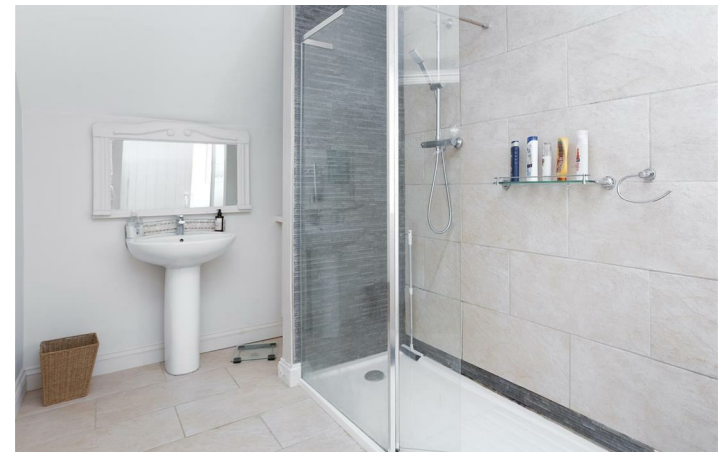
Approximate Gross Internal Area
130.1 sq. m. (1401 sq. ft.)



Ground Floor
Floor Area 87.7 sq.m. (944 sq.ft.) approx

First Floor
Floor Area 42.4 sq.m. (457 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - E

Local Authority
Kettering

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