



Swingbridge Street, Foxton, LE16 7RH


**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT 

Property Description

A stylishly appointed and very spacious 4 bedroomed detached family house set within beautiful gardens of approx. 0.23 acres situated within the highly sought-after south Leicestershire village of Foxton.

With the benefit of gas fired central heating, cavity wall insulation and double glazed windows, the well presented interior has a wealth of oak features, and is approached via an impressive reception hall with oak staircase off, fitted cloakroom/wc, a magnificent lounge with feature limestone fireplace and bay windows to front and rear, dining room with French double doors to the side, study and a superbly appointed living kitchen fitted by Alexander Lewis, with granite working surfaces and quality appliances. There is also a fitted utility room.

On the upper floor off a central landing is a principal bedroom with superb en suite, 3 further double bedrooms and family bathroom.

The property is set well back from the road with parking for several cars to the front of the double garage, and there is a useful adjoining garden room. Beautifully landscaped gardens extending to approximately 0.23 acres.





Key Features

- Individually designed 4 bed roomed detached family house
- Exclusive south Leicestershire village
- Close to Market Harborough with its mainline rail services to London
- 3 reception rooms
- Fitted living kitchen
- Utility room and garden room
- Principal bedroom with en suite bathroom
- 3 further bedrooms and family bathroom
- Double garage and extensive parking
- Delightful gardens of good size

**Offers Over
£795,000**

LOCATION

The highly desirable village of Foxton lies just to the north west of Market Harborough and some 12 miles south of Leicester. The village has a couple of public houses, parish church, village hall, reputable primary school and recreational amenities. Foxton is renowned for its relationship with the canal and Foxton Locks, with many scenic walks along the canal tow path. The nearby thriving town of Market Harborough has excellent shopping and supermarket facilities, bars, restaurants, cafes, a theatre and leisure centre. For the commuter, Market Harborough has mainline rail services to London St Pancras, the A14 lies to the south, and the M1 is accessible at junction 20.

ACCOMMODATION IN BRIEF

With the benefit of gas fired central heating, cavity wall insulation and UPVC double glazing, the superbly appointed interior comprises:

GROUND FLOOR

RECEPTION HALL

An impressive entrance with feature oak staircase off, and oak veneer doors off to:

CLOAKROOM/WC

Quality white suite

LOUNGE

An exceptionally spacious reception room with bay windows to front and rear, engineered oak flooring, feature limestone fireplace with remote control gas fire.

STUDY

With oak effect flooring.

DINING ROOM

Having French double doors to the side, oak effect flooring.

LIVING KITCHEN

Stylishly appointed kitchen fitted by Alexander Lewis with oak fronted units, granite working surfaces including peninsula breakfast bar, quality appliances including Siemens double oven, ceramic induction hob, stylish extractor hood over, French double doors leading out to extensive patio area.

UTILITY ROOM

Fitted with a generous range of built-in cupboards.

FIRST FLOOR

PRINCIPAL BEDROOM

Of excellent size with 2 windows overlooking the gardens, and built-in wardrobes.





EN SUITE BATHROOM

Fitted with a quality white 4 piece suite.

BEDROOM 2

2 recessed double wardrobes and double glazed window overlooking the garden.

BEDROOM 3

2 double glazed windows to front, oak effect flooring, built-in wardrobes.

BEDROOM 4

Dual aspect double glazed windows, recessed wardrobe.

FAMILY BATHROOM

Superbly appointed 3 piece suite with a shower over then bath.

OUTSIDE

The property is set well back from the road with an extensive driveway giving access to the garage. Lawned areas, flower and shrub borders, mature trees and bushes providing a high degree of privacy.

DOUBLE GARAGE

With 2 up and over doors to front.

GARDEN ROOM

With large double glazed windows.

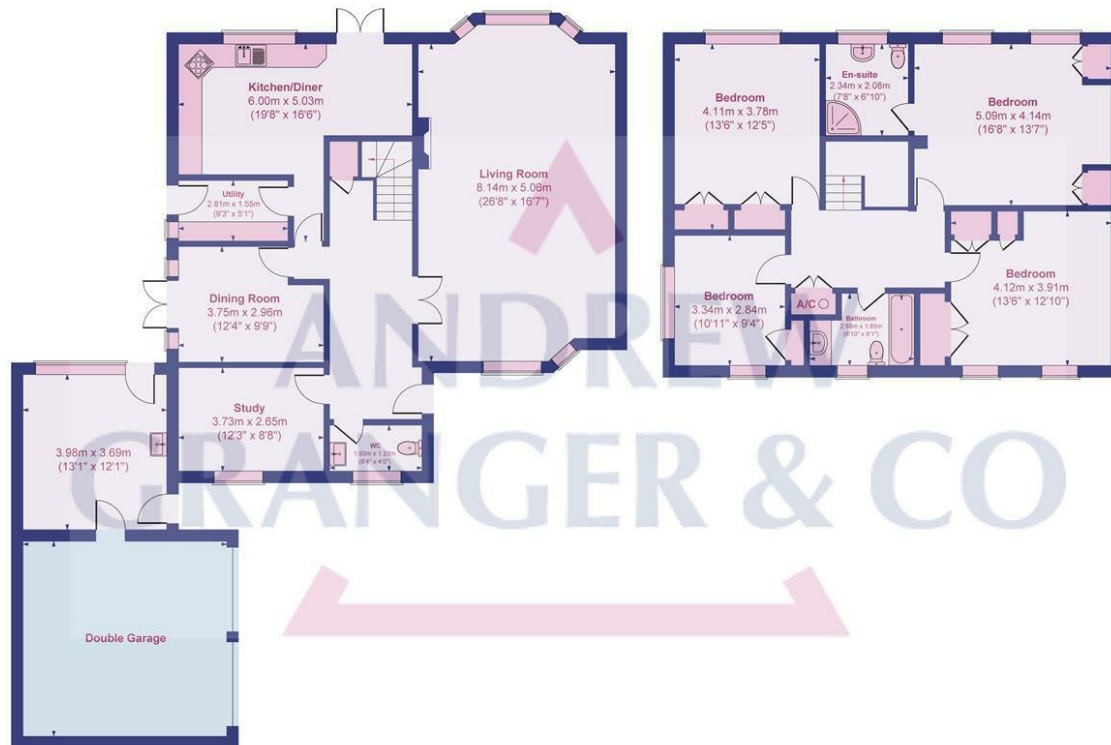
DELIGHTFUL GARDENS

Of excellent size with an extensive paved patio immediately to the rear of the house, lawned areas, beautifully stocked flower and shrub borders.



Floorplan

Approximate Gross Internal Area
217.1 sq. m. (2337 sq. ft.)
Garage At 26.1 sq. m. (281 sq. ft.)
Total 243.2 sq. m. (2618 sq. ft.)



Ground Floor
Floor area 124.7 sq.m. (1342 sq.ft.) approx
Garage 26.1 sq.m. (281 sq.ft.) approx

First Floor
Floor area 92.4 sq.m. (995 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 - C

Tenure - Freehold

Council Tax Band - G

Local Authority
Harborough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315


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