



**Connells**

Oxendon Road  
Arthingworth Market Harborough

# Oxendon Road Arthingworth Market Harborough LE16 8LA

for sale guide price  
**£325,000**



## Property Description

Set in the picturesque village of Arthingworth, offers a charming rural lifestyle with easy access to modern conveniences. This property is ideal for families, professionals, or retirees seeking a tranquil setting in the heart of the Leicestershire countryside.

Arthingworth is a sought-after village known for its peaceful atmosphere, historic character, and friendly community. The property is surrounded by rolling countryside, offering scenic views and opportunities for walking, cycling, and outdoor recreation. The nearby town of Market Harborough provides a wide range of amenities, including shops, cafes, restaurants, and highly regarded schools.

Transport links are excellent. The A508 and A14 are within easy reach, providing direct routes to Market Harborough, Northampton, and Leicester. Market Harborough railway station offers regular services to London St Pancras and other major cities, making this an ideal location for commuters seeking a rural retreat.

The village itself is home to a traditional pub and a strong sense of community, with nearby attractions such as Kelmarsh Hall & Gardens and the Grand Union Canal adding to its appeal.

Combining idyllic countryside living with convenient access to urban amenities, provides a rare opportunity to enjoy the best of both worlds in Leicestershire.

## Hallway

16' 1" x 3' 1" ( 4.90m x 0.94m )

## Lounge

15' 2" x 14' 9" ( 4.62m x 4.50m )

## Kitchen

9' 1" x 15' 1" ( 2.77m x 4.60m )

## Bedroom 1

9' 1" x 12' 1" ( 2.77m x 3.68m )

## Bedroom 2

8' 1" x 11' 2" ( 2.46m x 3.40m )

## Bedroom 3

8' 1" x 11' 1" ( 2.46m x 3.38m )

## Shower Room

5' 1" x 5' 1" ( 1.55m x 1.55m )

## Toilet

2' 1" x 5' 1" ( 0.64m x 1.55m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

EPC Rating: E Council Tax  
Band: D

Tenure: Freehold

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