



# Casebrook

19, GREEN LANE ASHLEY, MARKET HARBOROUGH  
LEICESTERSHIRE, LE16 8HD

GUIDE PRICE £725,000

JAMES  
SELICKS

If you're looking for more space for your growing family and want to combine countryside living with good commuter links, then Casebrook may just be the dream home you have been yearning for.

With over 2,100 square feet of living space, a detached barn-style garage/workshop with space and height for a motor home, that could serve as an annexe, subject to consents and landscaped wrap around gardens with countryside views, it is quite simply idyllic.

Extended, refurbished detached family home • Approx 0.20 acres of landscaped wrap around gardens • Five/six bedrooms • Over 2,100 square feet of flexible accommodation • 22ft x 19 ft barn-style garage, with space and height for motor home • Double garage and ample off-road parking • Two reception rooms and conservatory • Ensuite and family bathroom • Countryside views • Prime Welland Valley village with good commuter links •

#### Accommodation

You step in through the front door into a spacious vestibule that links into the garage at the side. To your right you will find a welcoming hall with oak staircase leading up and handy storage cupboard. On your right-hand side is the sitting room which is bathed in natural light from the window at the front and arranged around a living flame gas fire which provides the perfect focal point which is open to a dining area which in turn leads to the conservatory which enjoys attractive views of both the rear and side gardens.

The farm-house style kitchen diner feels bright and spacious and has been re-fitted with an extensive range of modern wall and base units. Integrated appliances include dishwasher, NEFF double oven, microwave, gas hob with space for a fridge freezer. To the corner is a handy guest cloakroom with an elegant suite while across from the dining area is a utility room/lobby with practical storage, space for appliances and access to the garden. Beyond here you will find a cosy, yet bright family room/snug with feature gas-fired stove.

Upstairs the sense of space continues with five or six bedrooms (the sixth being used as a study). The master bedroom features fitted wardrobes and cupboards and a re-fitted ensuite bathroom with free-standing bath, separate shower cubicle, WC and wash hand basin within a contemporary vanity unit. The family bathroom has also been re-fitted to provide a suite comprising bath with shower over, WC and wash hand basin.

#### Outside

A babbling brook flows underneath the bridge with attractive landscaped bedding borders flanking the meandering path that leads to the front door. The manicured lawn and gardens wrap round to the side and flow into the rear garden which enjoys a south westerly aspect along with countryside views and neighbouring fields.

There is an extensive paved dining terrace, with further raised seating terrace to the side of the lawn, while a pergola in the corner offers shade and shelter to a cosy seating terrace with attractive views of the garden.





A gravelled drive sweeps beyond a five-bar wooden gate where you will find ample off-road parking and integral double garage to the side elevation, that also offers access into the vestibule beyond. The drive also leads to the detached barn-style garage/workshop which offers space and height to accommodate a motor home that could also be put to use as an annexe (subject to consents). In addition, the barn style garage has solar panels installed, which generates an income of approximately £800 - £1,000 per annum.

#### Location

Ashley is a conservation village lying on the borders of Northamptonshire and Leicestershire, and within the heart of the Welland Valley in amongst some of the most picturesque countryside and villages within the East Midlands.

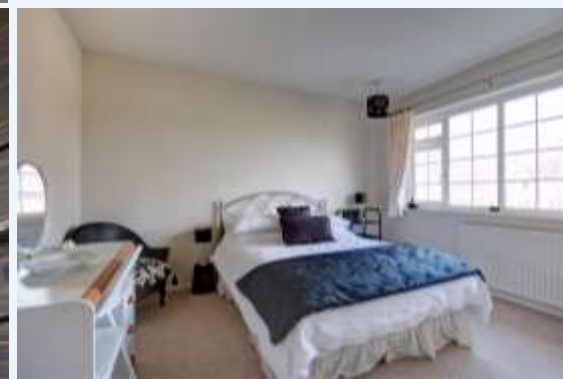
The area is well sought after due to its links to the attractive market towns, particularly at Market Harborough, Oakham and Uppingham with Peterborough providing access to the east coast connections and Market Harborough to London St Pancras in under an hour.

There are excellent schools locally both in the state and private sectors within a 20 minute drive. The village itself has an active community with a public house, a recreation/sports area and a popular village farm shop. There are excellent road links to the A14 and the midlands motorway network.

#### Satnav Information

The property's postcode is LE16 8HD, and house number 19.



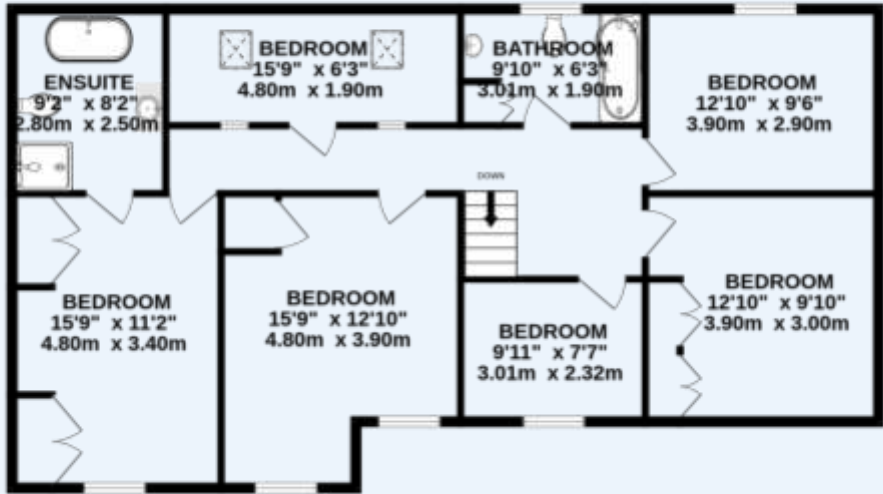
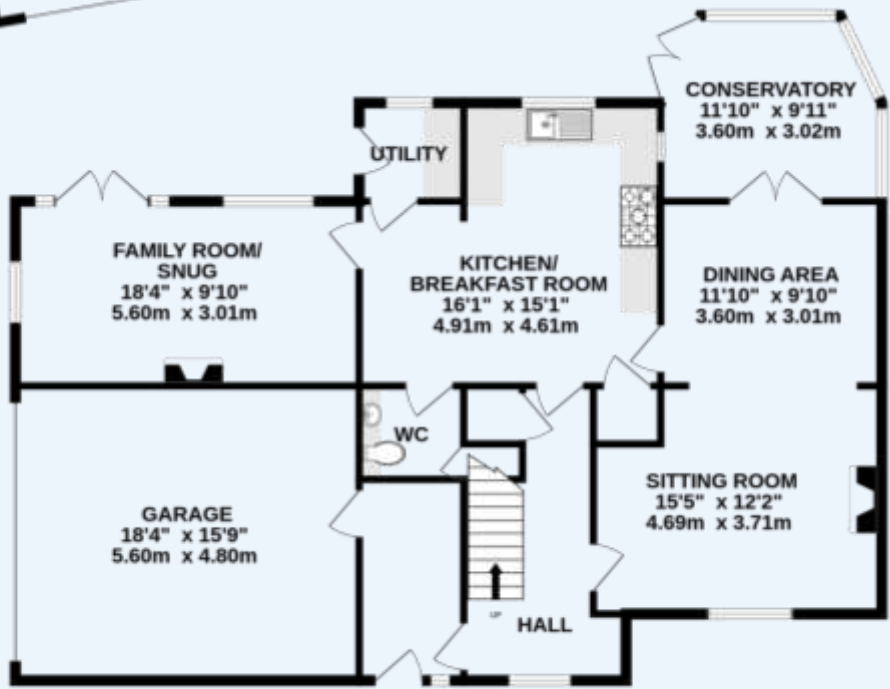
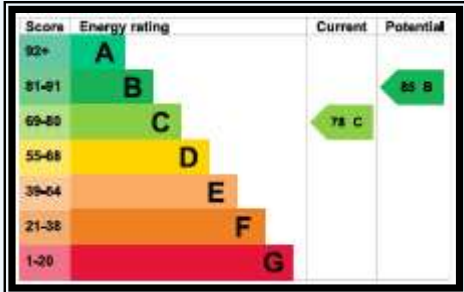




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Total approx. internal floor area = 196 Sq. M (2,109 Sq. Ft)  
 Total approx. floor area Garages and workshop = 68 Sq. M (732 Sq. Ft)  
 Total Approx Gross Floor Area = 264 Sq. M (2,841 Sq. Ft)

Measurements are approximate. Not to scale.  
 For illustrative purposes only.



Tenure: Freehold  
 Local Authority: North Northamptonshire Council  
 Listed Status: Not Listed  
 Conservation Area: No  
 Tree Preservation Orders: None  
 Tax Band: F  
 Services: The property is offered to the market with all mains services and gas-fired central heating.  
 Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction  
 Wayleaves, Rights of Way & Covenants: The Title contains covenants. Further details available on request.  
 Flooding issues in the last 5 years: None  
 Accessibility: Two storey dwelling. No accessibility modifications  
 Cladding: None  
 Planning issues: None which our clients are aware of  
 Coastal erosion: None  
 Coal mining in the local area: None

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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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