



Coleridge Way
LITTLE BOWDEN, MARKET HARBOROUGH

JAMES
SELICKS

If you are looking for more space for your growing family and like the idea of modern living within walking distance of Harborough town centre and rail station, then this executive detached family home in a select development on the edge of Little Bowden, could be the perfect home for you.

Spacious modern detached family home • Select development in Little Bowden • Over 1,500 sq ft of luxury living • Four double bedrooms • Open plan kitchen, family/diner • Sitting room and study • Two ensuites & family bathroom • Luxury high spec finish • Landscaped garden with decked terrace & westerly aspect • Detached garage & communal play park views to the front

Accommodation

A welcoming reception hall greets you as you step in through the front porch and immediately offers you a sense of the luxury and comfort that this home has to offer. Tucked away in the corner is a handy guest cloakroom fitted with a contemporary suite, while to the right you will find the private study with bespoke cabinetry, ideal for working from home in.

The sitting room, to the rear, feels spacious, yet cosy. An abundance of natural light floods the space through the double doors to the side, bay window opposite and window to the rear which also provides an attractive view of the garden.

The hub of activity and very heart of this home is the stunning, open plan kitchen, family/diner. Equipped with an extensive range of contemporary units with ample storage and stone work surfaces offering plenty of space. You will find high-spec integrated Bosch appliances which include a fridge/freezer, double oven and gas hob with extractor hood over. A handy utility room offers practical space for laundry with plumbing and space for a washing machine and space for dryer and separate access out to the rear garden.

Upstairs the sense of luxury and space continues. The master bedroom is a generous size with a bespoke, fitted wardrobes, drawers, and a contemporary ensuite shower room. The second bedroom also features an ensuite shower room. You will also find two further double bedrooms both with attractive views of the communal play park and family bathroom with a modern suite comprising bath with shower over, wash hand basin and WC.

Outside

Attractive bedding areas border the paved steps leading to the canopied porch, while a hard-standing drive provides off-road parking to the side and leads to the detached garage. The rear garden has been lovingly landscaped and excavated to create a tranquil space for the whole family to enjoy. There is a paved patio terrace and seating area with access from the sitting room and utility, with steps down to the path that borders the lawn. Beyond the raised timber planter boxes, which feature integrated lighting, you will find an extensive timber decked terrace with space for dining, relaxing, barbecues and toddlers play. Enjoying a westerly aspect, it is a simply perfect space for catching some of the stunning sunsets throughout the summer months.





Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: E

NHBC: The remainder of an NHBC Certificate is available.

Estate Charges: There is an annual estate charge of approximately £400 per annum (as of Sept '23) for the upkeep of communal open spaces within the development.

Services: The property is offered to the market with all mains services and gas-fired central heating.

Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough train station provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is situated in some of the county's most attractive countryside.

Schooling within the area is well catered for both within the state and private sector. Robert Smyth is within a few hundred yards, while the Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a half an hour car journey.

Satnav Information

The property's postcode is LE16 8FL, and house number 18.

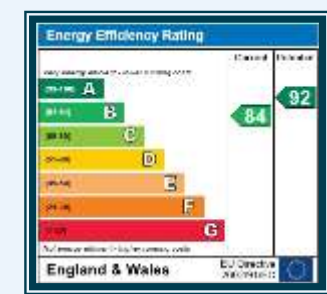
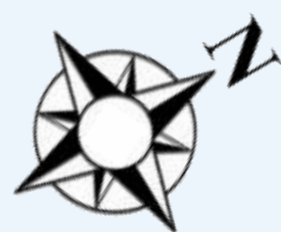
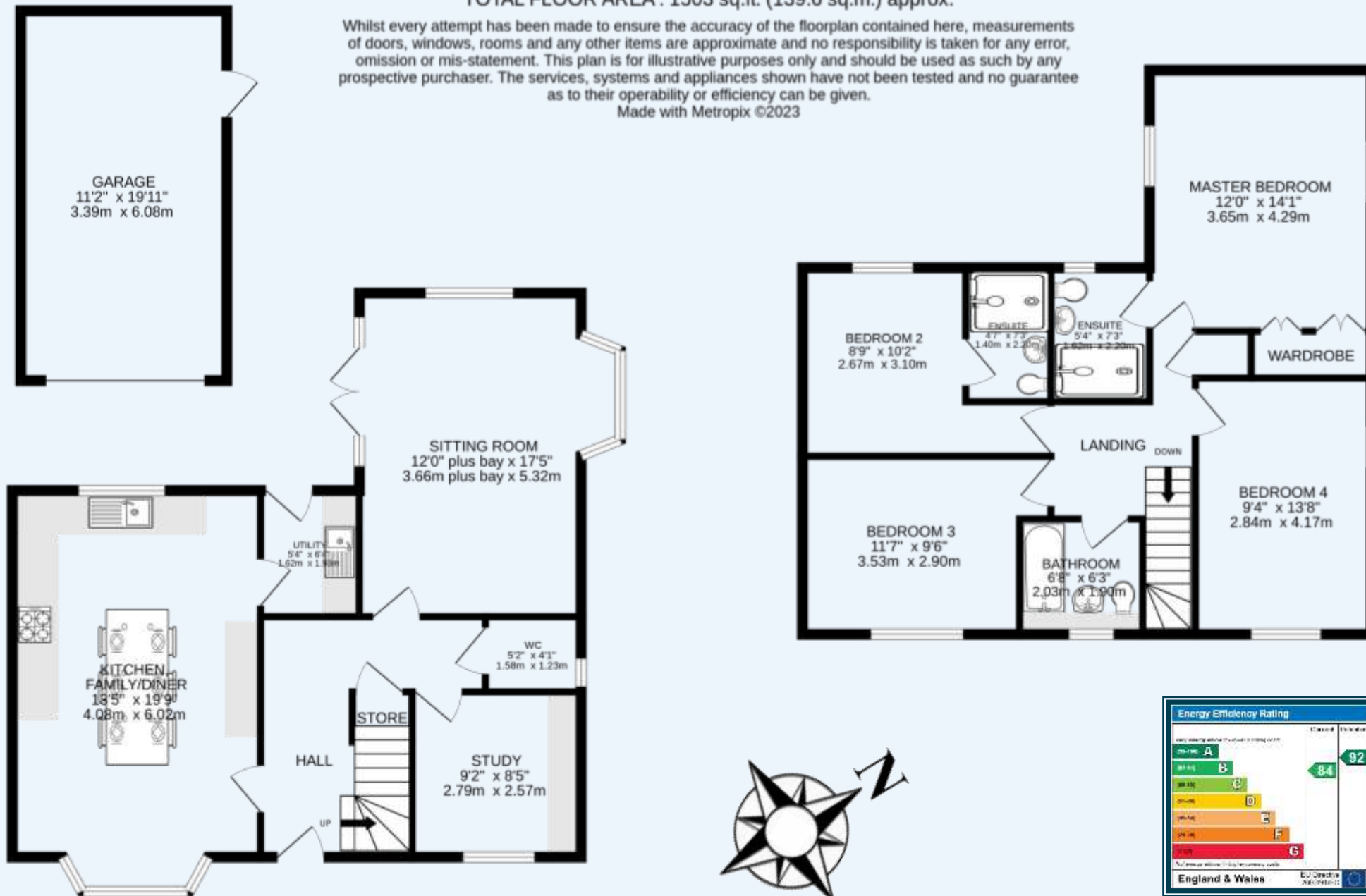




TOTAL FLOOR AREA : 1503 sq.ft. (139.6 sq.m.) approx.

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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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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