

JAMES
SELICKS

4 Victoria Avenue

MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7BQ

OFFERS OVER £585,000



A rare and exciting opportunity to acquire a simply stunning, refurbished period home on this prestigious leafy avenue in Market Harborough. Immerse yourself in a wealth of character features and a simply show-stopping oak-framed extension.

Extended, traditional bay-fronted semi-detached home • Refurbished with a wealth of character features • Prime residential area within historic market town • Over 1,500 square feet accommodation • Show-stopping oak-framed extension • Refitted open plan living dining kitchen with family room off • Scope to extend, subject to planning consents • Mature, leafy, landscaped garden to rear • Garage and ample off-road parking • Potting shed/studio •

Accommodation

As you step through the quarry tiled porch through a leaded and stained-glass front door to a hall with oak floorboards, you will immediately see the wealth of character and period features this home has to offer. There is ample storage, under the stairs and a pantry with a quarry tiled floor. Ahead is a handy downstairs shower room/guest cloakroom. The spacious sitting room has a high ceiling and an abundance of natural light which floods through the traditional bay window. Crittall style leaded and stained-glass windows are complemented by oak-framed secondary glazing.

The centrepiece of this home is an approx. 31ft open plan kitchen living/dining room, the rear portion of which is oak framed. A stunning apex sky lantern allows in plenty of light, while the gable end frames the idyllic garden views. The kitchen area has been reconfigured to create an open plan space with the family room off and has been refitted with an extensive range of elegant wall and base units offering ample storage, with stone worksurfaces over. There is plumbing and space for a dishwasher, space for a range-style oven, built in microwave, integrated full-height fridge, ceramic Belfast sink and breakfast bar with storage underneath. The utility room to the corner features further base units, and plumbing and space for washing machine, space for a tumble dryer, full height freezer, sink and drainer and gas boiler, with manifold to the underfloor heating (to the kitchen and family room).

Upstairs the sense of space and wealth of character continues. Above is loft access via a drop-down ladder. The bedrooms are all a good size, the third accommodates a double bed. The rear guest bedroom offers garden views and a feature period fireplace. The front bedroom enjoys a leafy outlook through the oak framed bay which matches the sitting room bay beneath. The family bathroom has been refitted with modern fittings that give a nod to the style of the 1920s and 1930s. This fresh, white suite comprises a bath with shower attachment, pedestal wash hand basin, WC and bidet.

Outside

A block paved driveway wraps the front and side of this home offering ample parking and leads to the detached 23ft garage via timber barn-style doors. The rear garden has been landscaped to provide a relatively low-maintenance secure space. An extensive patio/dining terrace takes advantage of the southerly and westerly aspects – perfect for entertaining. Beyond here you will find a lawn flanked on both sides by paved paths, raised flower and vegetable beds, with a potting shed ready and waiting. A further paved terrace to the rear of the garden is bordered by mature trees beyond the boundary, allowing for areas of light and shade in this exquisite setting.





Location

Victoria Avenue is located within easy walking distance of Market Harborough town centre and the station which provides mainline rail access to London St Pancras in under an hour. Market Harborough is a thriving, historic market town often receiving national recognition and accolades in the press in various quality of life or best places to live surveys. The town offers a wide range of independent shops, restaurants and a variety of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive, rolling countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: C

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

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

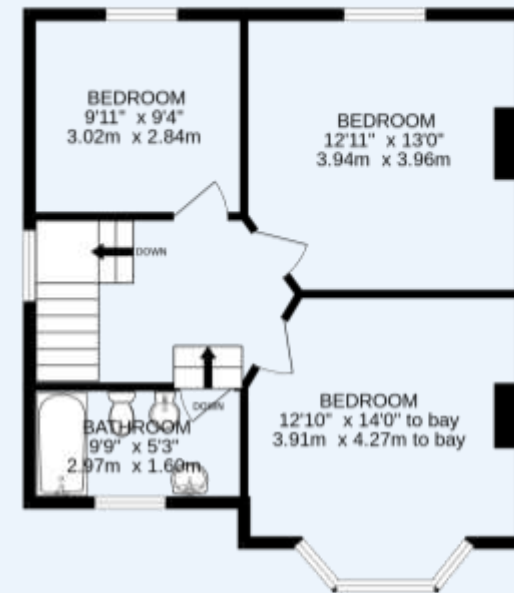
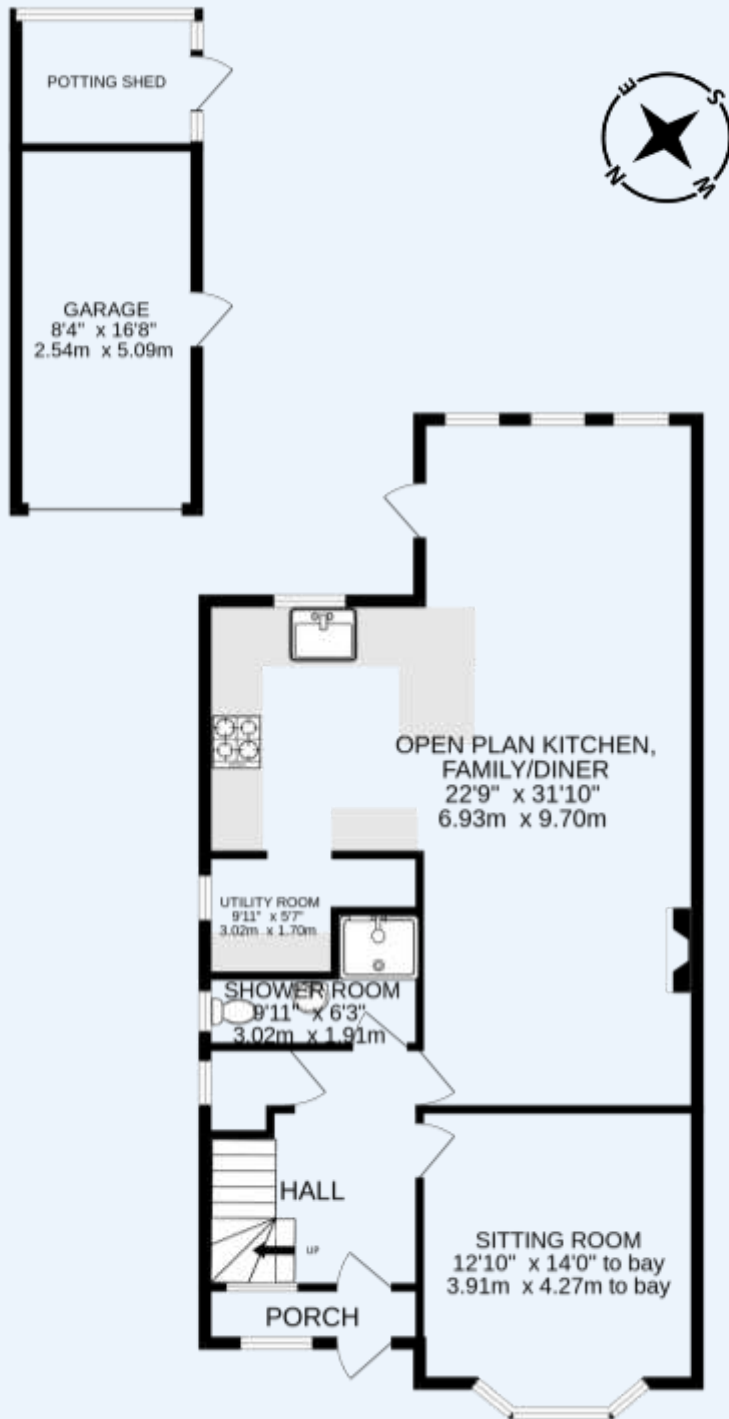
Cladding: None

Planning issues: None which our clients are aware of

Satnav Information: The property's postcode is LE16 7BQ, and house number 4.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1577sq.ft. (146.5 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.

Made with Metropix ©2024

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS

