



8 Marmion Close

MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9GS

GUIDE PRICE: £650,000

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Space, style, and elegance combine in this luxury six-bedroom detached home nestled on the edge of the popular Farndon Fields development, close to Market Harborough town centre and rail station. Immaculately presented throughout and with breath-taking countryside views from the side, as well as a landscaped garden that's ideal for outdoor entertaining, it's an opportunity not to be missed.

Modern executive detached family home • Six bedrooms • Over 2,400 sq. ft of luxury living • Countryside views to the side • Three shower rooms and family bathroom • 21ft open plan living kitchen • 20ft sitting room and orangery-style dining room • Study and guest cloakroom • Landscaped gardens • Double detached garage and off-road parking for up to six vehicles •

Accommodation

A welcoming hallway greets you as you step inside and offers a glimpse of the style and elegance to come. A handy guest cloakroom with contemporary fittings is tucked in the corner, while a private study at the front allows you to work from home in peace or, offer space for use as a playroom, and has wooden shutters to the window overlooking the front.

The sitting room feels elegant and cosy with wooden shutters to the windows and attractive views of the garden. Glazed double doors allow for both separation from, or open flow into the orangery style dining area with electric underfloor heating, where two skylights and bi-folding doors to the garden provide an abundance of natural light. The dining room flows through glazed double doors into the spacious open plan living dining kitchen. The kitchen is equipped with an extensive range of fitted wall and base units, a breakfast bar with a sink and drainer unit and a central island with ample work surface space. Integrated appliances include Bosch oven, hob with extractor hood, fridge/freezer, and a dishwasher. A bay window to the front of the family/dining area has wooden shutters and takes in attractive views of the leafy, parkland at the front. To the corner, is the utility room with further fitted wall and base units and plumbing and space for appliances.

Upstairs the sense of space continues. To the first floor you will find a light, bright, spacious master bedroom suite with fitted wardrobes to the dressing room area, a dual aspect to the bedroom with the side window taking in the countryside views. It also benefits from an ensuite shower room with a contemporary suite. There are three further double bedrooms to the first floor, each with fitted wardrobes and family bathroom featuring a suite comprising separate shower cubicle, bath, WC, and wash hand basin.

To the second floor, you will find a study/reading area to the landing, with a large skylight that offers panoramic countryside views. A guest bedroom features ample fitted wardrobes, a dual aspect vaulted ceiling with skylights creating a light and airy space, and ensuite shower room. There is a further, sixth bedroom, with fitted wardrobes, that could also serve as a study, or a teenagers suite/games room. A portion of the landing area has been re-configured to provide a further shower room with a contemporary suite.

Outside

A hardstanding drive sweeps from the front and around to the side where there is an EV charging point. The double detached garage has power and lighting and is bordered by landscaped pebbled and gravelled edges, with attractive views overlooking the manicured communal parkland and grounds, with dog walkers' path beyond, on the perimeter of this development.





The rear garden has been lovingly landscaped to provide a peaceful and private, contemporary outdoor space for the whole family to enjoy. Making the most of the southerly aspect to the side an extensive timber decked terrace spans the width of this home and offers space for lounging and dining/barbecues. The lawn is flanked by raised bedding borders with integrated seating and lighting. There is a paved seating terrace which leads on to a further timber decked terrace, ideal for a private dining or bathing. There are also electric points.

Location

Farndon Fields is a popular residential development on the southern fringe of Market Harborough, a thriving market town recognised as one of the “best places to live” in the recent Sunday Times survey, 2024. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities, while Market Harborough train station provides mainline rail access to London St Pancras in approximately one hour, all within walking distance of the home. 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.

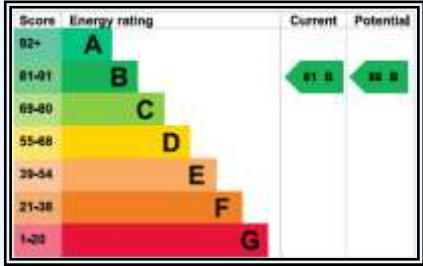
Satnav Information

The property’s postcode is LE16 9GS, and house number 8.









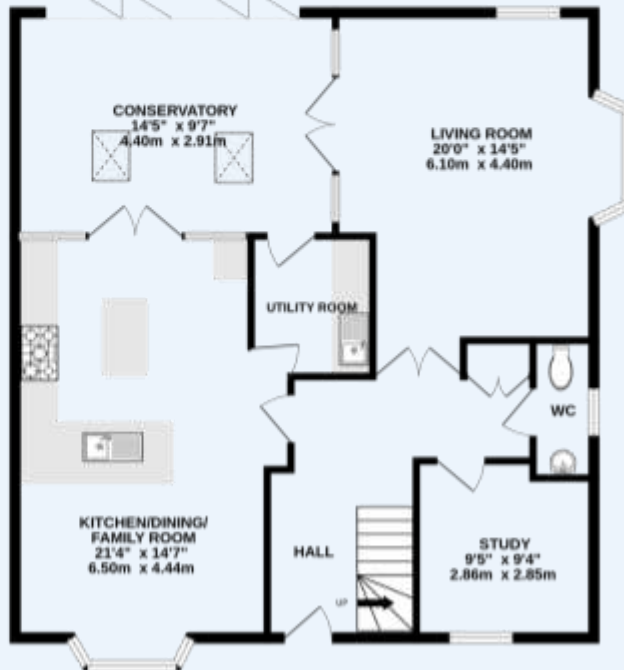
First floor



Second floor



Ground floor



8, Marmion Close Market Harborough, Leicestershire, LE16 9GS

Total approx. internal floor area = 223.4 Sq. M (2,404 Sq. Ft)
 Total approx. floor area Garage = 29.7 Sq. M (319 Sq. Ft)
 Total Approx Gross Floor Area = 245.4 Sq. M (2,723 Sq. Ft)
 Measurements are approximate. Not to scale.
 For illustrative purposes only.

- Tenure: Freehold
- Local Authority: Harborough District Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: G
- Services: The property is offered to the market with all mains services and gas-fired central heating.
- Broadband delivered to the property: FTTP
- Non-standard construction: Believed to be of standard construction
- Wayleaves, Rights of Way & Covenants: Title contains covenant(s).
- Flooding issues in the last 5 years: None
- Accessibility: Three storey dwelling. No accessibility modifications
- Cladding: None
- Planning issues: None which our client 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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Open views to the side