

JAMES
SELICKS



19 Dandy Drive

GUIDE PRICE £540,000

MARKET HARBOROUGH, LEICESTERSHIRE LE16 9PX

Step inside this simply stunning modern detached luxury family home. Built by Avant Homes to their Amersham design, on the periphery of the sought after Farndon Fields development, it benefits from an NHBC Certificate until 2032. With over 1,500 Sq. Ft of flexible living, boasting an open plan living kitchen, five bedrooms with two ensuite shower rooms and a family bathroom, a double detached garage and ample off-road parking.

Modern luxury detached family home • Five bedrooms • Open plan living kitchen • Sitting room with bay window • Reception Hall with home office area • Two ensuites and family bathroom • Utility room and guest cloakroom • Landscaped garden • Double detached garage and off-road parking • Sought after location close to town centre and rail station •

Accommodation

You immediately gain a sense of the space that this home has to offer as soon as you step in to the spacious reception hall. A glimpse of the open plan living kitchen and garden beyond, is ahead of you through the open flow from the hall, while to your right, occupying the front corner is the home office area, which could also serve as a playroom or snug. On the right of the hall is the laundry/utility room with sleek cabinets, work surface and plumbing/space for a washing machine and dryer. This leads into a guest cloakroom with a contemporary suite.

To the left of the hall is the sitting room, which feels bright and spacious. The bay window provides an abundance of natural light, as well as a leafy view of the mature hedgerow and trees that border the fields out to the front. The open plan living kitchen is the principal feature of this immaculate family home. The kitchen area is equipped with an extensive range of contemporary units with stone worksurfaces over. Integrated appliances include a Hotpoint double oven, combi oven and warming drawer, gas hob to the peninsula with extractor hood over, a dishwasher and fridge/freezer. Natural light floods the space through double doors to the patio and windows to the side and rear, while the family room area also features a window to the rear.

Upstairs you will find five bedrooms, with the master and guest bedroom both featuring fitted wardrobes and contemporary ensuite shower rooms. The third bedroom also features fitted wardrobes. The family bathroom features an elegant, contemporary suite comprising a bath with shower over, WC and wash hand basin.

Outside

This home stands prominently on a corner plot, with countryside views at the front. An attractive, landscaped frontage with a paved path to the front canopy porch, is flanked by bedding areas. A hardstanding drive to the side spans the depth of this home leading into a wider parking area in front of the double detached garage, offering ample space for multiple vehicles. There is also an EV charging point. The walled, rear garden has been landscaped to feature a good-sized lawn, with bamboo trees, (contained within oak barrels) and an extensive, shaped patio terrace with space for entertaining. The double garage has twin up and over doors, with power and light and offers ample space for vehicular or secure storage with the flexibility of use as a gym or workshop.

Please Note

The property and the neighbouring 3 properties have the use of a private, shared driveway for access. All properties are responsible for the upkeep, repair, and maintenance of the section of driveway within each properties own Title boundary.

Solar PV Panels

The property benefits from fully owned, certified and warrantied solar panels.

Solar capacity – 5.46kW • Battery Storage capacity – 5.8kW • Feed in Tariff through Octopus Energy – 15p/kWh • Addition of solar iBoost system for 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.

Tenure: Freehold

Local Authority: Harborough District Council. **Tax Band:** F

Listed Status: Not Listed

Conservation Area: Not in a Conservation Area

Tree Preservation Orders: None

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

Estate Management: There is a Management Company who will look after the communal open areas and landscaping within the development. It will be handed over to the Management Company on completion of the last sale on the development. There will be an annual charge payable.

Broadband delivered to the property: FTTP

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

Coastal erosion: None

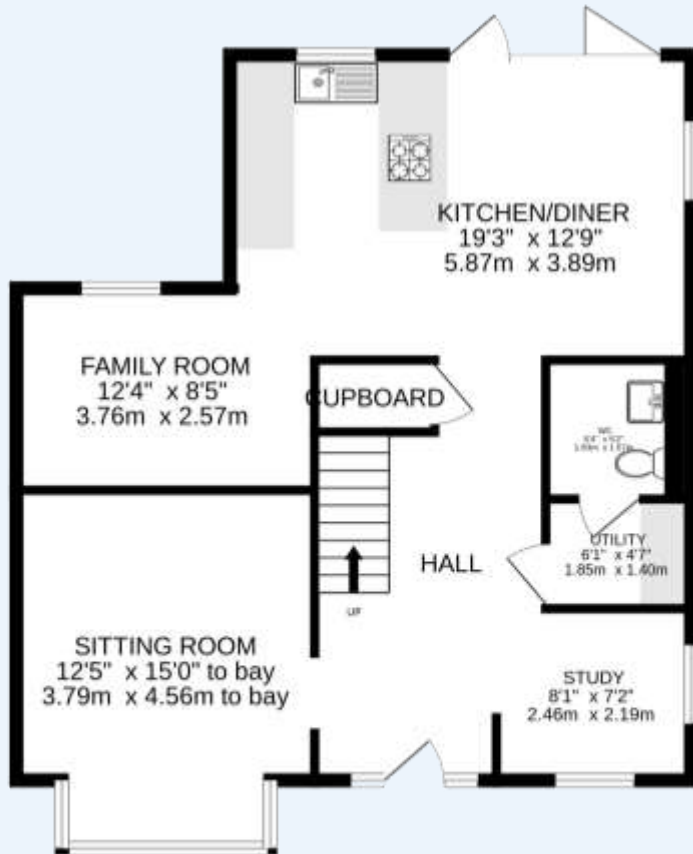
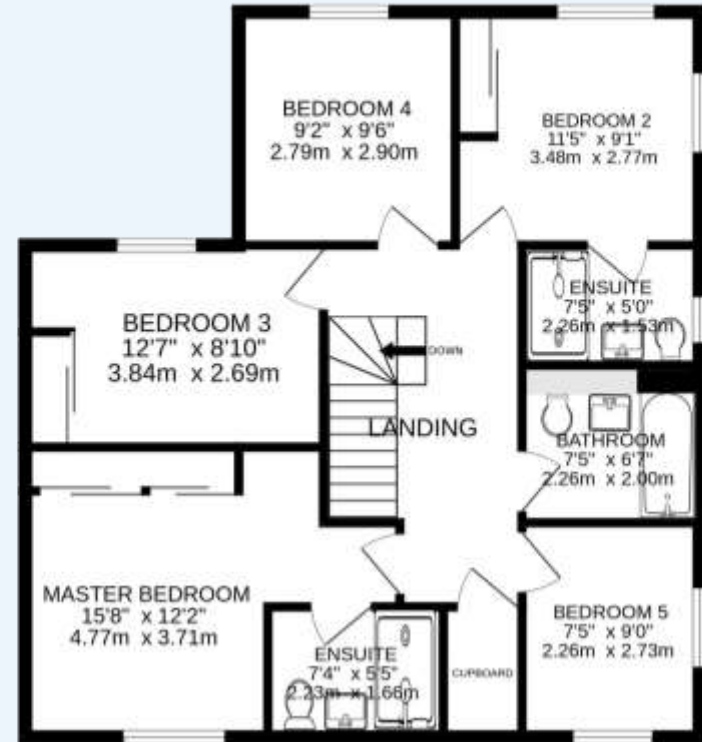
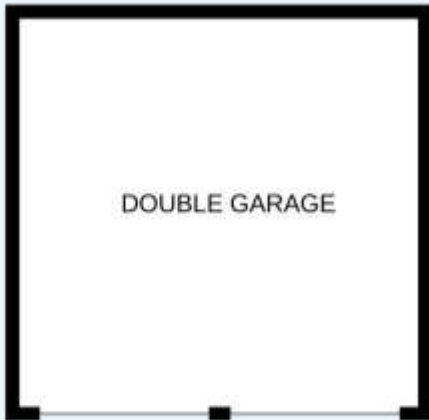
Coal mining in the local area: None

Satnav Information

The property's postcode is LE16 9PX, and house number 19.







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

TOTAL FLOOR AREA : 1547 sq.ft. (143.7 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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Open views to the front