

JAMES
SELICKS

Victoria Avenue

MARKET HARBOROUGH



If you yearn to enjoy the comforts of modern, luxury living on one of Market Harborough's most prestigious, leafy avenues, then this immaculate, refurbished and re-configured three bedroom detached home with a garden that has been landscaped by the present owners, may be just what you have been looking for.

Modern detached home • Refurbished and reconfigured • Refitted open plan kitchen dining room • Sitting room • Ensuite and refitted shower room • Landscaped low maintenance garden • Resurfaced driveway • Reconfigured garage with utility room • Highly sought after address on northern fringe • Walking distance to town centre and railway station •

Accommodation

The moment you step in through the front door you will notice how this home is immaculately presented and turn-key ready to move in to. To your left is a handy guest cloakroom with a fresh white suite, while stairs lead up ahead of you.

The sitting room feels spacious, elegant and cosy. Bright light fills the space through the window at the front which also enjoys a typical 'Victoria Avenue leafy view' as well as taking in the 'pocket park' that's tucked in the corner of the cul-de-sac opposite. Glass paned double doors lead through into the open plan dining kitchen. Refitted with an extensive range of chic, contemporary units that provide ample storage, complemented by laminate worksurfaces above and to the peninsula breakfast bar. Integrated appliances include a Bosch oven, a Russell Hobbs microwave, a fridge freezer, a gas hob with extractor hood over and a dishwasher. Double doors and a further separate door provide light as well as access to the garden (and utility room), while a handy pantry cupboard under the stairs allows for more storage space.

The utility room has been cleverly created through reconfiguration of the attached garage, with its own separate access from the garden just next to the kitchen's back door. This is a very handy space featuring a range of fitted wall and base units that provide ample storage along with plumbing and space for a washer dryer.

Heading upstairs you will find that the same elegant presentation continues. The master bedroom enjoys a view of the mature, landscaped garden at the rear, and boasts fitted wardrobes with sliding doors. Discreetly situated in the corner is an ensuite shower room featuring a shower cubicle, WC and wash hand basin. The guest room is also a double bedroom, however, it is currently used as a dressing room, while the single bedroom at the front features a built in storage cupboard and leafy views of the "pocket park" opposite. What was the bathroom has been refitted to provide a contemporary shower room, with walk-in shower cubicle, WC and wash hand basin, (there is still the space and scope to once again include a bath should this be your preference).





Outside

The elevated front drive has been resurfaced with bonded resin to create a sleek, low-maintenance space providing off-road parking for several vehicles, which wraps round to the side and the attached garage. Steps to the side lead up to a seating terrace and front door, while gated access on both sides lead through to the back.

The rear garden has been landscaped to provide a tiered low-maintenance space. There is an extensive paved patio terrace with remote controlled awning offering shade, with a further split-level timber decked terrace that is positioned to take advantage of the sun during the summer months. A gravelled terrace with mature shrubs and trees provides a perfectly private and peaceful backdrop. Tucked discreetly to the side of the garage is a spacious terrace perfect for the storage of bins, with a further handy storage space on the other side.

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

Tax Band: D

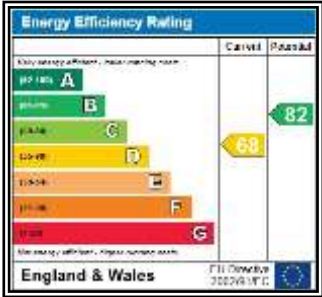
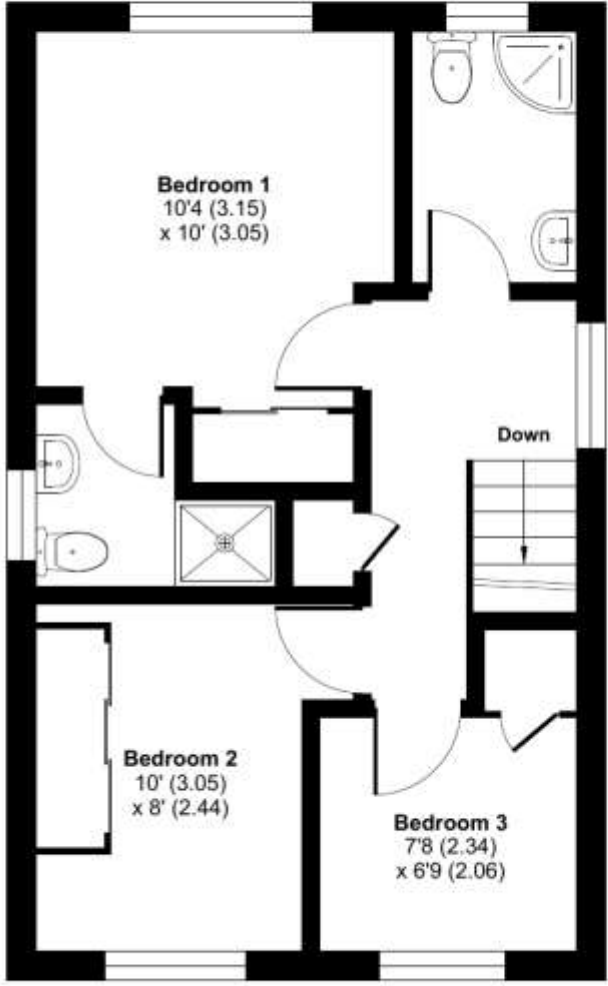
SERVICES: The property is offered to the market with all mains services and gas-fired central heating.





Victoria Avenue, Market Harborough, LE16

Approximate Area = 808 sq ft / 75 sq m
 Garage = 92 sq ft / 8.5 sq m
 Outbuilding = 43 sq ft / 3.9 sq m
 Total = 943 sq ft / 87.4 sq m
 For identification only - Not to scale



Satnav Information
 The property's postcode is LE16 7BQ,
 and house number 37.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for James Sellicks Estate Agents. REF: 1046898

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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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