

# Ise View

OXENDON ROAD, ARTHINGWORTH,  
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 8LB

GUIDE PRICE: £850,000



JAMES  
SELICKS



Sitting on a glorious plot of around 0.87 acres at the end of this private drive and flanked by beautiful rolling countryside is this spacious four-bedroom detached bungalow built circa 1975, has been well maintained by its original owner and now thought suitable to further extension and adaptation subject to the usual planning consents being obtained.

Executive detached bungalow • Over 2,000 Sq. Ft of internal accommodation • Reception hallway • Substantial principal reception room • Dining room • Study • Kitchen • Master bedroom with dressing area & ensuite shower room • Three further bedrooms • Bathroom • Total plot approx. 0.87 acres • Generous gardens • Double garage • No upward chain •

#### Accommodation

The property is entered into a large reception hall through a wooden front door with full height glazing to either side and ceiling coving. On the left is a substantial reception room with a leaded double-glazed bow window to the front elevation, two further windows to the side flanking the chimney breast and patio doors to the rear elevation, all creating a wonderfully light room. There is ceiling coving, a feature stone Inglenook style fireplace with a cast iron log burning inset on a stone hearth. From the reception hall the dining room can be found, which also has patio doors to the rear elevation and garden beyond. There is a handy storage cupboard which gives access to a guest WC, which has a WC, pedestal wash hand basin and a window to the front.

The breakfast kitchen has a window to the rear elevation, an excellent range of eye and base level units and drawers with worktops over, a Neff oven, four ring electric hob with Neff extractor hood over, a built-in dishwasher, display cabinets, sink and drainer unit taking in the view of the garden. There is space for a fridge freezer and the flooring is tiled. A door provides access to the utility room, which in turn gives access to the rear elevation. There is plumbing for a washing machine and tumble dryer and further storage space. Opposite is a study with a window overlooking the front.

An inner hallway has ceiling coving and gives access to the bedroom accommodation. To the far end the master bedroom can be accessed, which has a window to the front elevation and is open to a substantial dressing area with an excellent range of built in wardrobes and a window overlooking the rear. The ensuite has a window to the rear elevation, low flush WC, pedestal wash hand basin, shower cubicle, contemporary floor to ceiling radiator, spotlights, fully tiled and a door to the double garage. Bedroom two has a window to the rear elevation and enjoys views of the garden. It has ceiling coving and built-in wardrobes. Bedroom three has a leaded window to the front elevation, with built in wardrobes and ceiling coving. Bedroom four has a leaded window to the front elevation, built in wardrobes and ceiling coving. The bathroom has a window to the rear elevation, a panelled bath with shower over, pedestal wash hand basin, low flush WC, built in cupboard and part tiled walls. Completing the internal accommodation is an airing cupboard providing linen storage space.

#### Outside

The property is approached via a private driveway, and which a neighbouring property has right of access over. A five-bar wooden gate leads into the property's large, gravelled driveway which provides car standing for numerous vehicles. This leads to an integral double garage with up and over door, power and lights and a door into the property via the master ensuite. The front lawned gardens have mature borders and are set behind hedging affording privacy.





Block paved pathways to the side of the property lead to a gated entrance which takes you through to the rear gardens. Here you will find large patio entertaining areas with steps down onto the large lawned area which has raised borders and mature hedging. There is an outside swimming pool needs complete refurbishment. The rear gardens are stunning, mainly laid to lawn with mature flowerbeds, trees, shrubs and plants, all which backs on to some of Northamptonshire's finest rolling countryside.

#### Location

Arthingworth has long been recognised as one of the most sought-after villages in the area sitting just within the Northamptonshire county boundaries. The A508 Northampton / Market Harborough Road provides access north and south and connections onto the A14 and wider national road networks. The village benefits from a public house and church.

Schooling may be found in the close villages of Clipston, Maidwell or Spratton. The nearby town of Market Harborough provides a comprehensive range of shopping, schooling, and leisure facilities with a mainline railway station to London St Pancras which can be reached in little over an hour.

#### Satnav Information

The property's postcode is LE16 8LB, and house name Ise View.







# Ise view, Arthingworth, Market Harborough, LE16

Approximate Area = 2009 sq ft / 186.6 sq m  
 Garage = 362 sq ft / 33.6 sq m  
 Total = 2371 sq ft / 220.2 sq m

For identification only - Not to scale



GROUND FLOOR



Tenure: Freehold  
 Local Authority: West Northamptonshire (Daventry)  
 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 oil-fired central heating.  
 Broadband delivered to the property: FTTC  
 Non-standard construction: Believed to be of standard construction  
 Wayleaves, Rights of Way & Covenants: Yes  
 Flooding issues in the last 5 years: None  
 Accessibility: Single 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for James Sellicks Estate Agents. REF: 1145430



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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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