

# JAMES SELICKS

6 Hillcrest Avenue

MARKET HARBOURGH  
LE16 7AR

OFFERS OVER: £600,000





Enjoy the perfect blend of period features and contemporary living with this stunning bay-fronted home brimming with character that has been fully refurbished and extended to provide a spacious four-bedroom family home that will appeal to both growing families and downsizers alike. Tucked away in one of the Harborough's most sought after addresses on the northern fringe, it offers good access to the rail station and town centre.

Extended period semi-detached home • Four bedrooms • Reception hall • Sitting room • Dining room • Re-fitted kitchen • Re-fitted bathroom • Landscaped garden to rear with pergola • Barn-style garage/workshop • Convenient access to rail station and town centre •

#### Accommodation

Stepping through the traditional period front door you come into a reception hall with terrazzo flooring. Stairs rise to the first floor, while you will find a handy guest cloakroom tucked in the corner. To the front is the dining room which is bathed in natural light that pours in through the large bay window. A living flame gas fire provides a central focal point. The sitting room has been extended to create a spacious and elegant room perfect for relaxing. Bespoke shelving and cabinetry with integrated lighting creates a striking feature in the corner while a large living flame gas fire provides a focal point to the room. Sliding doors to the rear lead out on to the extensive patio terrace beyond.

The kitchen has been re-fitted with an extensive range of contemporary units providing ample storage with plenty of work surface space. Integrated appliances include Neff double oven, hob with extractor hood over, dishwasher with space for an American-style fridge freezer. A door to the side provides access out on to the drive.

Upstairs you will find four bedrooms, one currently configured as a study, while the family bathroom has been re-fitted with a contemporary white suite comprising shower cubicle, free-standing bath, WC and a wash hand basin.

#### Outside

Enclosed by a low-level retaining brick wall the front is largely paved to create a low-maintenance space. A driveway to the side provides off-road parking and leads to the detached garage.

The rear garden has been landscaped to create an extensive paved dining terrace with lawn beyond. A paved path leads to a large wood pergola in the corner with space for seating or al fresco dining.





#### Location

Properties on Hillcrest Avenue rarely come to market. Demand is fuelled by the proximity of the town centre and the proximity to the Grand Union Canal which provides delightful walks along the towpath into the surrounding countryside. Market Harborough is an historic charming, vibrant market town with a variety of independent shops, boutiques, hotel and restaurants. There is also a mainline rail link to London St. Pancras International which may be reached in just under an hour.

The M1 is accessible at junction 20, and the A14 lies to the South. Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stonegate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.

#### Satnav Information

The property's postcode is LE16 7AR, and house number 6.

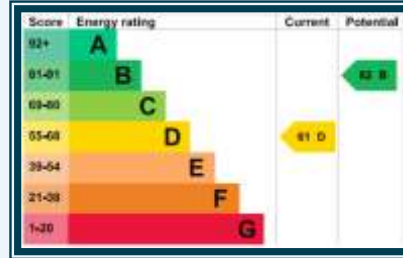
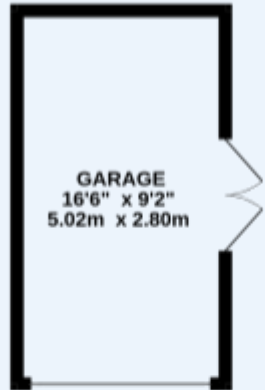




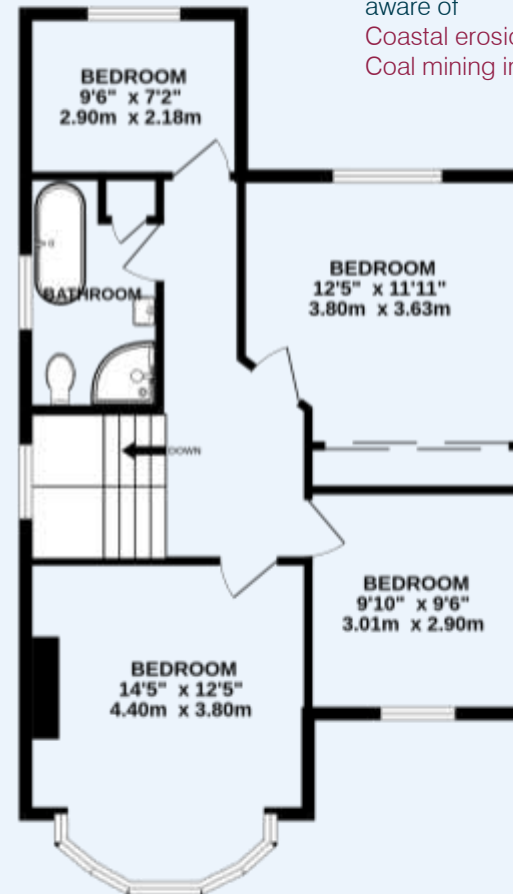
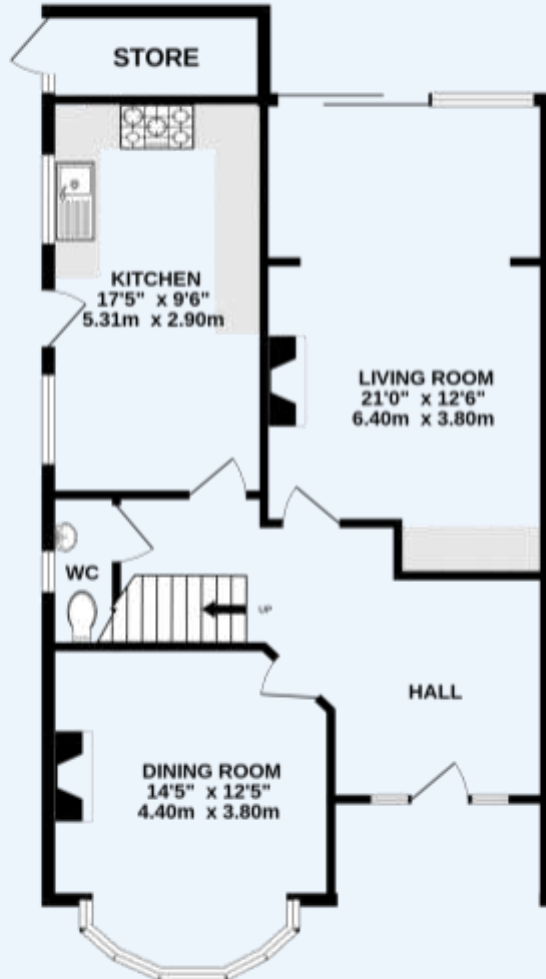
**6, Hillcrest Avenue Market Harborough, Leicestershire, LE16 7AR**

Total approx. internal floor area = 134.7 Sq. M (1,450 Sq. Ft)  
 Total approx. floor area Garage = 14.0 Sq. M (150 Sq. Ft)  
 Total Approx Gross Floor Area = 148.7 Sq. M (1,600 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: E  
 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: Yes  
 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



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#### Important Notice

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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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