

Hornbeam House
BIRTLEY COPPICE, MARKET HARBOROUGH

JAMES
SELICKS



If you're looking for flexible living space close to the town centre for your growing, multi-generational family's needs, then this extended five/six bedroom detached family home, nestled in a select, leafy development on the northern fringe of the town could be just the home for you.

Extended modern detached family home • Over 2,400 square feet of accommodation • Five/six bedrooms (including ground floor ensuite bedroom) • Open plan kitchen, family/dining space with bi-fold doors • Two further reception rooms • Sitting room and snug/living room • Principal bedroom suite with dressing room and bathroom • Double garage and off-road parking for several vehicles • Wrap around gardens with private dining/entertaining courtyard • Walking distance to town centre and railway station •

Accommodation

As soon as you turn into Birtley Coppice, you will be taken in by the size of this home that greets you. Step through the front door into a bright, welcoming reception hall with feature staircase and wooden floorboards. Tucked in the corner is a handy guest cloakroom, while to the left you will find a spacious, yet cosy sitting room large enough for the whole family to enjoy. The open fire and ornate surround provide both warmth and the perfect focal point to relax in front of, while natural light floods the space through windows at the front and rear and patio doors, which lead to the garden to the side. Beyond the hall, you will find what is currently used a ground floor bedroom with its own ensuite shower room, that could also serve as further living space.

Re-configured from the original kitchen and utility, there is a functional room which houses the boiler, and could also be used as an office or dressing room. Back across the hall, you come to a cosy snug which in turn leads into the simply show-stopping open-plan living dining kitchen. Bespoke ash units with copper fittings offer plenty of storage, complemented by a bespoke ash dining table (available via a separate negotiation). Quartz work-surfaces provide ample space for preparing your favourite dishes, with space for a range-style oven. A ceramic Belfast sink takes in the bright, sunny, westerly aspect to the front, while bi-fold doors to the rear lead into a private courtyard, ideal for dining and entertaining. Tucked to the side of the kitchen is a handy utility room with plumbing and space for a washing machine and dryer.

To the first floor you will find the principal bedroom suite with dressing room and ensuite bathroom including a separate shower cubicle. There are also two further bedrooms on this level, one currently used as a study space and a family bathroom, as well as the landing with the staircase making for a striking feature. On the second floor, there are two further double bedrooms with eaves storage to the vaulted ceilings, that offer flexibility of use as either bedrooms or studio/home offices.

Outside

A block paved drive to the side provides ample parking and leads to the double detached garage. There is a paved seating terrace that takes in the late afternoon/evening sun, while attractive lawns flank the paved path to the front door. The main garden is situated to the side of the property with an extensive paved patio terrace that wraps round the rear of the home leading to the private dining courtyard, next to the kitchen. The lawn leads to the further raised terrace with feature pergola and timber framed shed.





Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

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

Location

Birtley Coppice is a quiet, exclusive cul-de-sac situated just off Leicester Road within walking distance of the thriving market town of Market Harborough. Market Harborough is a charming town situated approximately fifteen miles north of Northampton and approximately fifteen miles southeast of Leicester city centre.

Market Harborough's High Street offers a variety of individual shops, boutiques; niche shopping, hotel and restaurants, in addition to retailers including Waitrose, Tesco, Waterstones and many more. There is also a mainline rail link to London St. Pancras International which may be reached in little over an hour. The M1 is accessible at junction 20, and the A14 lies to the South.

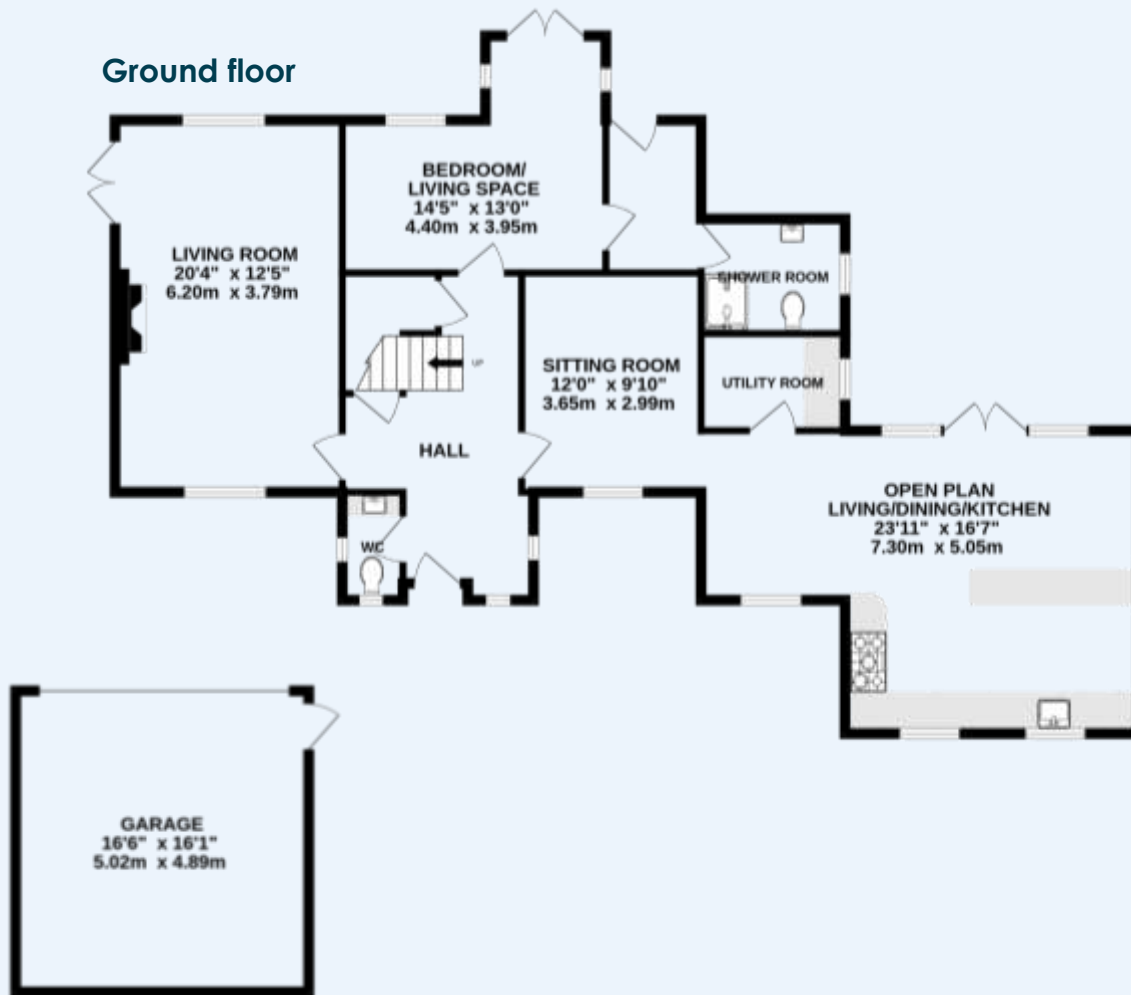
Satnav Information

The property's postcode is LE16 7AS and house number 2.





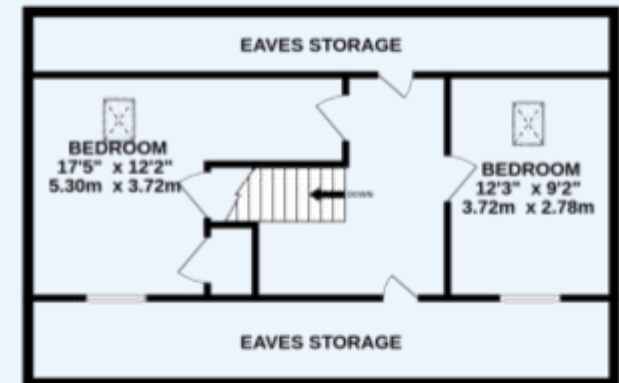
Ground floor



First floor



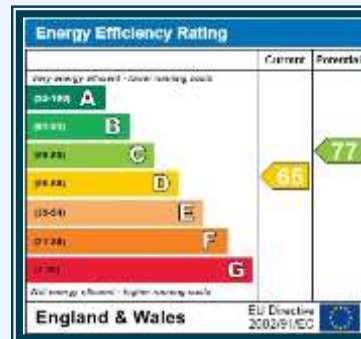
Second floor



**Hornbeam House, 2, Birtley Coppice
Market Harborough, Leicestershire, LE16 7AS**

Total approx. internal floor area = 229.8 Sq. M (2,473 Sq. Ft)
 Total approx. floor area Garage = 24.5 Sq. M (264 Sq. Ft)
 Total Approx Gross Floor Area = 254.3 Sq. M (2,737 Sq. Ft)

Measurements are approximate. Not to scale.
 For illustrative purposes only.



JAMES SELICKS

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseilicks.com

Leicester Office
0116 2854554

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

