



JAMES
SELICKS

100 BURNMILL ROAD

MARKET HARBOROUGH LE16 7JG

Occupying a generous plot on one of Market Harborough's most sought-after locations, this spacious four-bedroom detached family home offers you the ideal opportunity to create your own dream home and add value through refurbishment and, or extension (subject to consents).

Detached family home • Four bedrooms • Two reception rooms • Study • Re-fitted kitchen • Guest cloakroom • Ensuite to master bedroom • Re-fitted bathroom • Double garage and off-road parking • No upward chain •

Accommodation

A spacious entrance porch welcomes you and offers plenty of space for coats and shoes, while an inner door leads through to the reception hall. To the side is a handy guest cloakroom, storage cupboard and an access door to the garage. A generous sized study is situated at the front of the home with views of the attractive front garden. This could also serve as a snug/playroom.

The sitting room at the rear enjoys a view of the leafy garden beyond. The dining room feels bright and spacious with lots of natural light flooding the space through sliding doors at the rear, which lead on to the raised timber decked dining terrace, and windows either side. The kitchen has been re-fitted with an extensive range of contemporary units providing ample storage with plenty of work surface space above. Integrated appliances include fridge/freezer, single oven with an integrated microwave above, hob with extractor hood and dishwasher. A door to the side leads out to the passage and both front and rear gardens.

Upstairs the sense of space continues with the galleried landing where a door leads out to the balcony overlooking the garden. There are four good sized bedrooms, the master bedroom featuring fitted wardrobes and cupboards and an ensuite shower room. The family bathroom has been re-fitted with a white suite comprising bath with shower over, WC and wash hand basin.

Outside

A lawn and bedding borders flank the hardstanding drive which provides ample off-road parking and leads to the integral double garage. Secure gated access to the side leads round to the rear garden.

Largely laid to lawn with mature trees and shrubbery borders the rear garden is an ideal space for the whole family to enjoy. A raised timber decked dining terrace with balustrade surround can be accessed from the dining room and has steps leading down to the lawn beyond.





Location

Burnmill Road is one of the most popular addresses within Market Harborough. The surrounding properties are of high quality. The property is within easy walking distance of Market Harborough town centre and the station which provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is a thriving market town receiving regular national accolades in the press in various quality of life surveys. The town offers a wide range of niche shops and restaurants and a wide range of leisure and sporting amenities.

Market Harborough is situated in some of the county's most attractive countryside. Schooling within the area is well catered for both within the state and private sector. Robert Smyth is within a few hundred yards, while 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 a half an hour car journey.

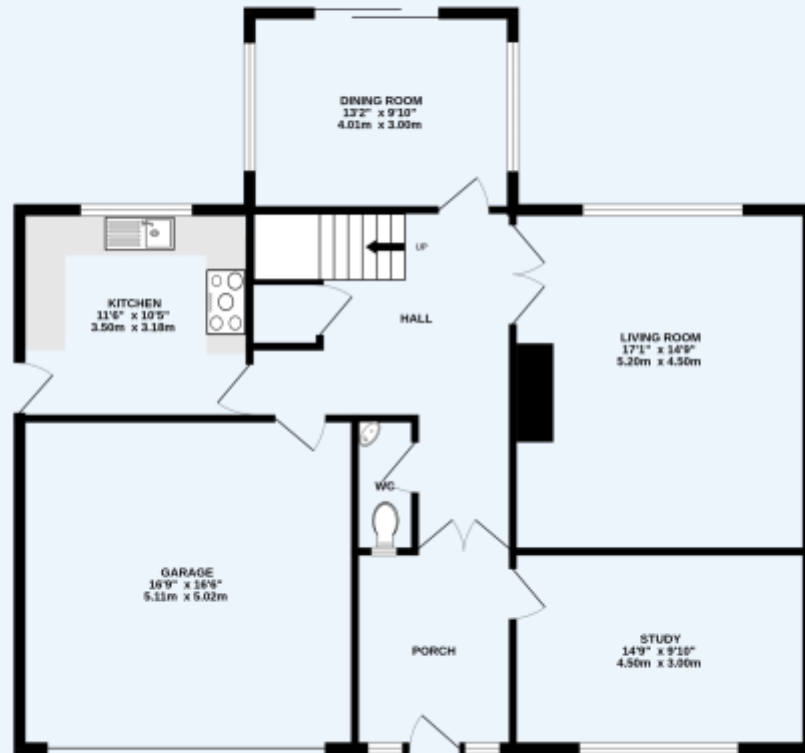
Satnav Information

The property's postcode is LE16 7JG, and house number 100.

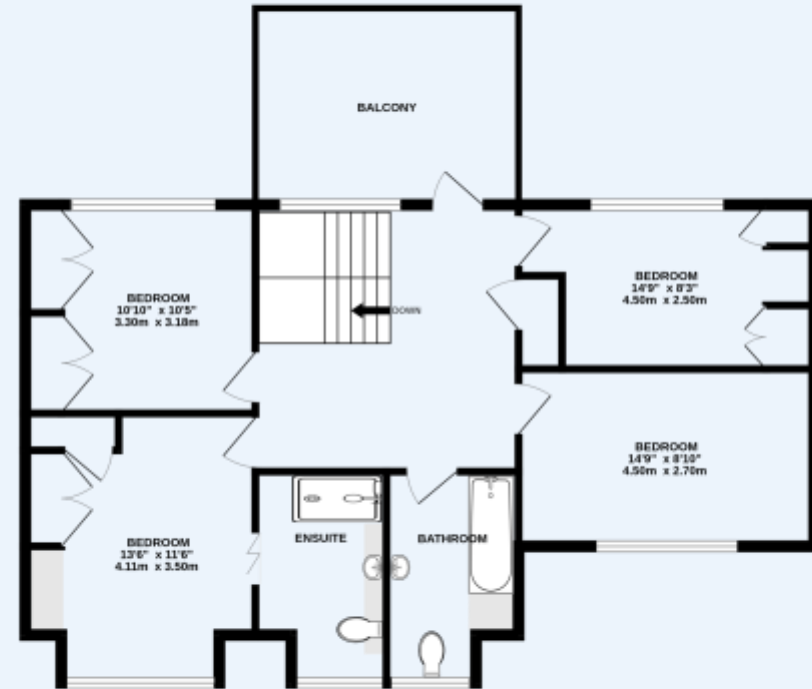




GROUND FLOOR



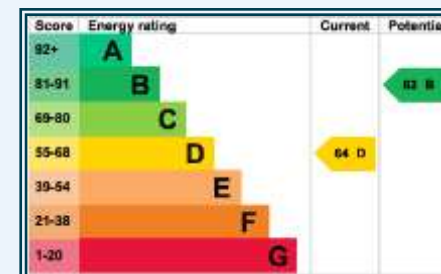
1ST FLOOR



Tenure: Freehold
 Local Authority: Harborough District Council
 Listed Status: Not Listed
 Conservation Area: No
 Tree Preservation Orders: No
 Tax Band: F
 Services: The property is offered to the market with all mains services and gas-fired central heating.
 Broadband delivered to the property: FTTP
 Non-standard construction: Believed to be of standard construction
 Wayleaves, Rights of Way & Covenants: Unknown
 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

100, Burnmill Road Market Harborough, LE16 7JG
 Total approx. internal floor area = 159.4 Sq. M (1,716 Sq. Ft)
 Total approx. floor area Garage = 26.6 Sq. M (286 Sq. Ft)
 Total Approx Gross Floor Area = 186.0 Sq. M (2,002 Sq. Ft)

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



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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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