



JAMES
SELICKS

Burnmill Road
MARKET HARBOROUGH, LEICESTERSHIRE





A charming and spacious, chalet style family home on a plot of approximately one third of an acre with exceptional potential, thought suitable for redevelopment/extension subject to the necessary planning consents, and offered for sale with no upward chain.

Situated within this highly sought after area, this rare property offers an exceptional opportunity for those looking to create their dream home. Boasting a double plot size, significantly larger than neighbouring homes, this residence offers endless potential for expansion, modernisation, or transformation into a truly unique space. This home benefits from unobstructed natural light and a south-facing garden, ensuring sunlight throughout the day. The sheer scale of the property's footprint presents an exciting canvas for future development, whether you're looking to extend or reimagine the space entirely.

With its excellent location, not only are you positioned in a vibrant and picturesque market town, but you're also just one train stop away from London, making this an ideal home for commuters seeking the best of both worlds – rural tranquillity and city accessibility.

Don't miss out on this one-of-a-kind opportunity to invest in a home that promises endless potential in one of Market Harborough's prime locations.

Entrance hall • Dining Room • Dining kitchen • Two utility rooms • Study area • Sitting Room • Three Ground Floor Bedrooms • Two En-Suites • Family Bathroom • Two Further Second Floor Bedrooms • En-Suite • Bathroom • Frontage • Driveway with lawn • Double Garage • Two rear lawned gardens • Large Timber Summerhouse •

Accommodation

Welcome to this light-filled, spacious home that offers an abundance of potential. Outside there is a huge area for parking adjacent to laden fruit trees, lawn and hedging. Enter through a timber door into an inviting entrance cloak area, leading to a reception room with bay window which connects to a large kitchen and dining area and in the other direction a large living room. The kitchen boasts ample space, complemented by a utility room and an additional second utility room and store. The kitchen features a staircase leading to two spacious master bedrooms, each with ensuite or dedicated bathroom, and connected by a hall with a balcony.

The impressive living room, south-facing, features a period fireplace and sliding patio doors that open to the garden. This living room leads to a dedicated study area with its own patio doors, also overlooking the south-facing garden.

On the ground floor, you'll also find a master bedroom complete with built-in wardrobes and an ensuite shower room facing the south aspect garden along with two additional bedrooms—one with its own ensuite - plus a family bathroom, all facing the rear garden.

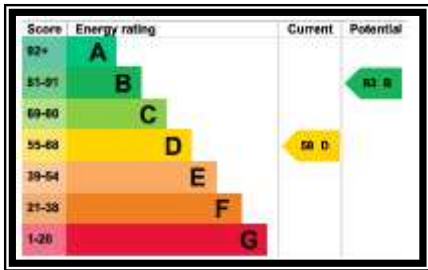
This property serves as a blank canvas, ready for reconfiguration and development while also being perfectly liveable as-is, with central heating and a neutral palette throughout. With its long aspect to the south-facing garden, it offers endless possibilities for future enhancement. Don't miss the opportunity to make this wonderful home your own in the highly sought-after location of Burnmill Road.

Outside

The property is approached via a large sweeping tarmac driveway with gravelled areas, lawns and planted borders and access to a double garage. To the side of the property are further gardens with paved patio areas and a large timber summerhouse.







Floor 1



Floor 2

- **Tenure:** Freehold
- **Conservation Area:** None
- **Local Authority:** Harborough District Council. **Tax Band:** F
- **Services:** Offered to the market with all mains services and gas-fired central heating.
- **Broadband delivered to the property:** Assumed to be FTTC
- **Non-standard construction:** Believed to be of standard construction
- **Wayleaves, Rights of Way & Covenants:** Yes
- **Flooding issues in the last 5 years:** None our Clients are aware of.
- **Accessibility:** Two-storey dwelling. No accessibility modifications internally. Ramp at the front door.
- **Planning issues:** None which our clients are aware of

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 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, Stoneygate 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 81.



Approximate total area⁽¹⁾

250.92 m²
2700.88 ft²

Reduced headroom

10.33 m²
111.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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

Leicester Office
01162 854 554

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.

