

# Main Street

SUTTON BASSETT, MARKET HARBOROUGH, LE16 8HP

JAMES  
SELICKS





Enjoying panoramic open countryside views, yet just minutes from Harborough town centre and rail station this extended and refurbished four bedroom detached family home offers you the best of both worlds, whether it's for your growing family or for a downsize. With a 20ft re-fitted kitchen/diner, 20ft sitting room and separate dining room as well as a larger than average single garage, it's an absolute gem worth a closer look.

Panoramic countryside views • Extended, refurbished detached family home • Four bedrooms • Refitted kitchen/diner • Refitted shower room and ensuite • Sitting room and dining room • Conservatory • Landscaped garden • Garage and off-road parking • Sought after village with access to town and rail station •

#### Accommodation

As you step in through the front door the porch offers space for your coats and shoes and to your right you will find a guest cloakroom, re-fitted with a contemporary suite. The spacious hallway beyond is flooded with natural light from the large window above the quarter landing at the rear. There is a cupboard for storage underneath the stairs.

Double oak doors to your right lead through into the sitting room which feels spacious and enjoys views of the garden and open countryside beyond through the bi-fold doors that lead out on to the patio. A further set of oak double doors leads through to the dining room which is bathed in light from the large window at the side and double doors to the rear. There is also handy access into the garage, which is larger than average, and features a further built-in storage room. The kitchen/diner spans 20 ft and has been refitted with an extensive range of chic, contemporary units providing ample storage with stone worksurfaces offering plenty of space. Integrated appliances include SMEG double oven, hob with extractor hood over, dishwasher and fridge/freezer. The conservatory at the rear offers the perfect spot for taking in the tranquil surrounds of the rolling countryside.

Upstairs the sense of space continues where you will find four good sized bedrooms. The master bedroom features a modern ensuite with a walk-in shower, a walk-in wardrobe/dressing room and Juliet balcony that takes in the country views. There are two further double bedrooms, while the smallest room, still a good size, currently serves as a study. The family bathroom has been refitted as a shower room featuring a modern suite.

#### Outside

The property is approached via a shared driveway off Main Street (maintenance of which is shared). A hard-standing private drive at the front provides off-road parking and leads to the larger than average single garage, with an access lane to the side providing further parking. Gated access down the lane at the side, leads into the rear garden which has been landscaped to provide a paved patio terrace, with further terrace to the side providing space for storage. An extensive lawn is enclosed by post and rail fencing as well as a feature brick wall and enjoys panoramic countryside views to the rear and side.

#### Location

Sutton Bassett is a thriving village with a strong sense of community and a parish Church. The town of Market Harborough is approximately 5 minutes away and provides a wide range of amenities catering for all day-to-day needs and a mainline rail link to London St Pancras which can be reached in a little over an hour. The area is well served by popular schooling in both the state and private sectors.











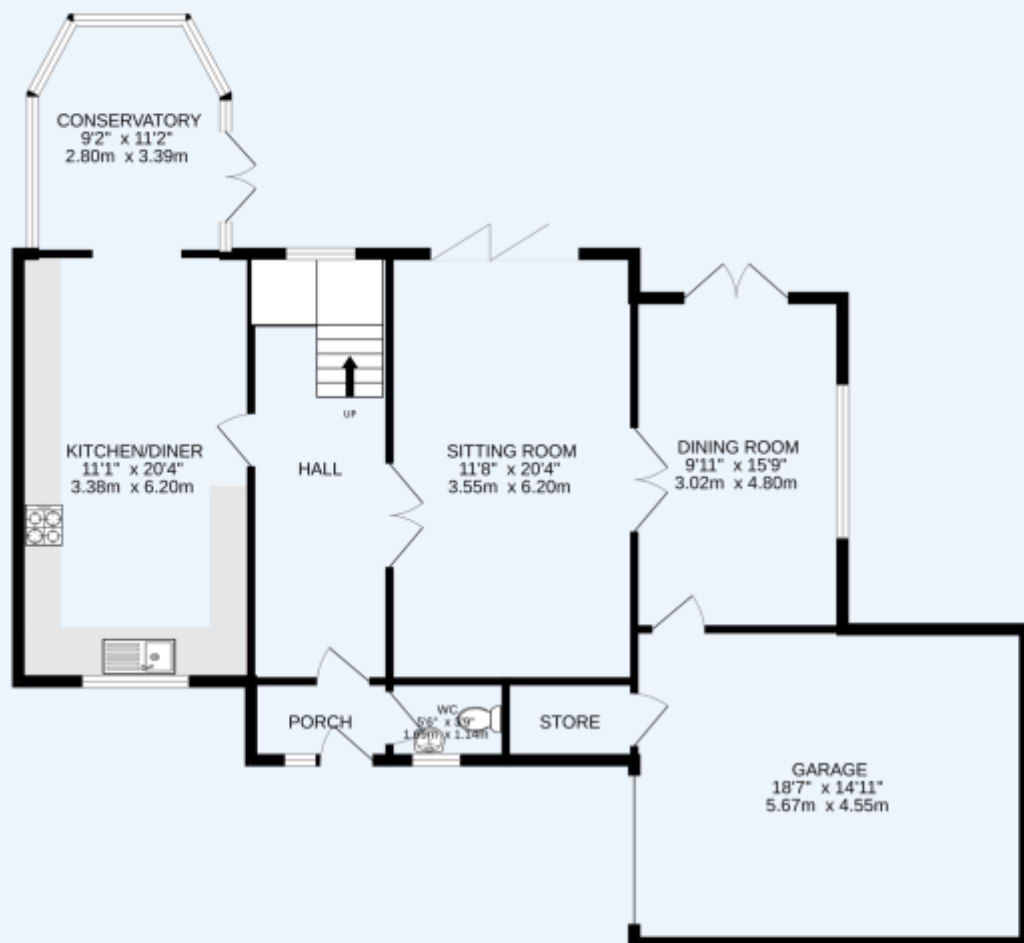




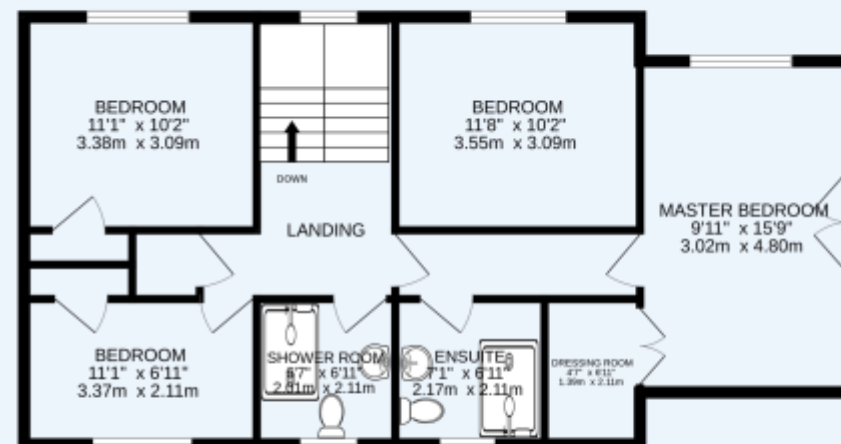




GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



**Satnav Information :** The property's postcode is LE16 8HP, and house number 8.

**Tenure:** Freehold.

**Conservation Area:** None

**Local Authority:** North Northants (Kettering), **Tax Band:** E

**Shared Driveway:** The property is accessed via a shared driveway, the cost of the upkeep, repair and maintenance is split between the properties which use the shared driveway. In the 24 years our clients have owned the property the cost has been £0.

**Services:** Offered to the market with all mains services and oil-fired central heating.

**Broadband delivered to the property:** Fibre, 300mbps.

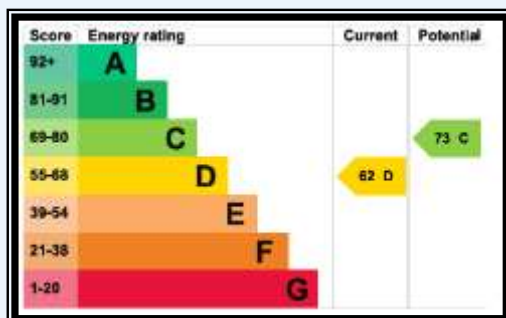
**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of

**Flooding issues in the last 5 years:** None our Clients are aware of

**Accessibility:** Two-storey dwelling. No accessibility modifications

**Planning issues:** None which our clients are aware of



TOTAL FLOOR AREA : 1682 sq.ft. (156.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





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

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesselicks.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.

