

# Rainsborough Gardens

MARKET HARBOROUGH, LEICESTERSHIRE, LE16 9LW



JAMES  
SELICKS



An immaculately presented two-bedroom semi-detached bungalow, positioned on a large corner plot and situated in a hugely popular area of the sought after market town of Market Harborough. Offered with no upward chain, this spacious property comes with the Agent's highest recommendations for an early viewing.

Semi-detached bungalow • uPVC doubled glazed throughout • Beautifully presented • Large corner plot • Entrance Hall • Lounge/Dining room • Kitchen • Two Bedrooms • Bathroom • Ample off-road parking • Wrap around south facing gardens • No upward chain • EPC - C

#### Accommodation

The property is entered under a small canopy porch over a solid oak front door with a feature double glazed, stained and leaded window into the entrance hall, which has tiled flooring with access above via ladders to a lit, insulated and boarded loft.

The kitchen has tiled flooring, a good range of sage green shaker style eye and base level cupboards with a coordinating green worktop over with tiled splashbacks. The uPVC double glazed window overlooks the garden, boasts white plantation shutters and has a one and a quarter bowl sink and drainer positioned beneath. There is space for a freestanding oven and a free-standing fridge freezer. The gas fired boiler is on the wall next to the uPVC full height double glazed door to the garden. The hot water tank is in a cupboard with shelf, used for linen storage.

From the hallway the lounge/dining room has a set of uPVC double glazed French doors with full height windows either side providing access to the rear garden. There is a feature gas living flame effect black fireplace which has a tiled surround, black tiled hearth and a wooden mantle, which compliments the wooden doors with frosted glass inserts which run throughout the property. There is space for a dining table, if required and the room is completed by ceiling coving.

The master bedroom is a generous room with two uPVC double glazed windows to the front elevation, both boasting white plantation shutters. There are an excellent range of built in wardrobes. The second bedroom has a uPVC double glazed window to the front elevation, also with white plantation shutters.

The bathroom has a tiled flooring, a white three-piece suite comprising a bath with tongue and groove panelling and a shower over with glass shower screen, full height tiling to one wall, a low flush WC, a wash hand basin set into a vanity unit with storage. There is an obscure glazed uPVC double glazed window to the side elevation.

#### Outside

The property is positioned on a large corner plot, with gardens which wraparound to the front, side and rear. The front garden is set behind a low-level picket fence with mature plants and shrubs, and double gates providing vehicular access to the gravelled car standing for up to three vehicles. A circular lawn is bordered by mature shrub and herbaceous plants. A block paved path leads to the front door. Further fencing and a gate provide access to the side and rear gardens. The rear garden is south facing and there is a large, paved patio area with greenhouse. A lawned area has feature Buxus borders. A further gravelled and block paved seating area is set behind a very small brick wall and has a gazebo, further planted borders and a wooden shed.







#### Location

Market Harborough offers a wide range of amenities including a mainline rail service to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the South.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:** No

**Tax Band:** B

**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, Easements & Covenants:** Yes

**Flooding issues in the last 5 years:** None

**Accessibility:** One storey dwelling

**Cladding:** None

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

**Coastal erosion:** None

**Coal mining in the local area:** None

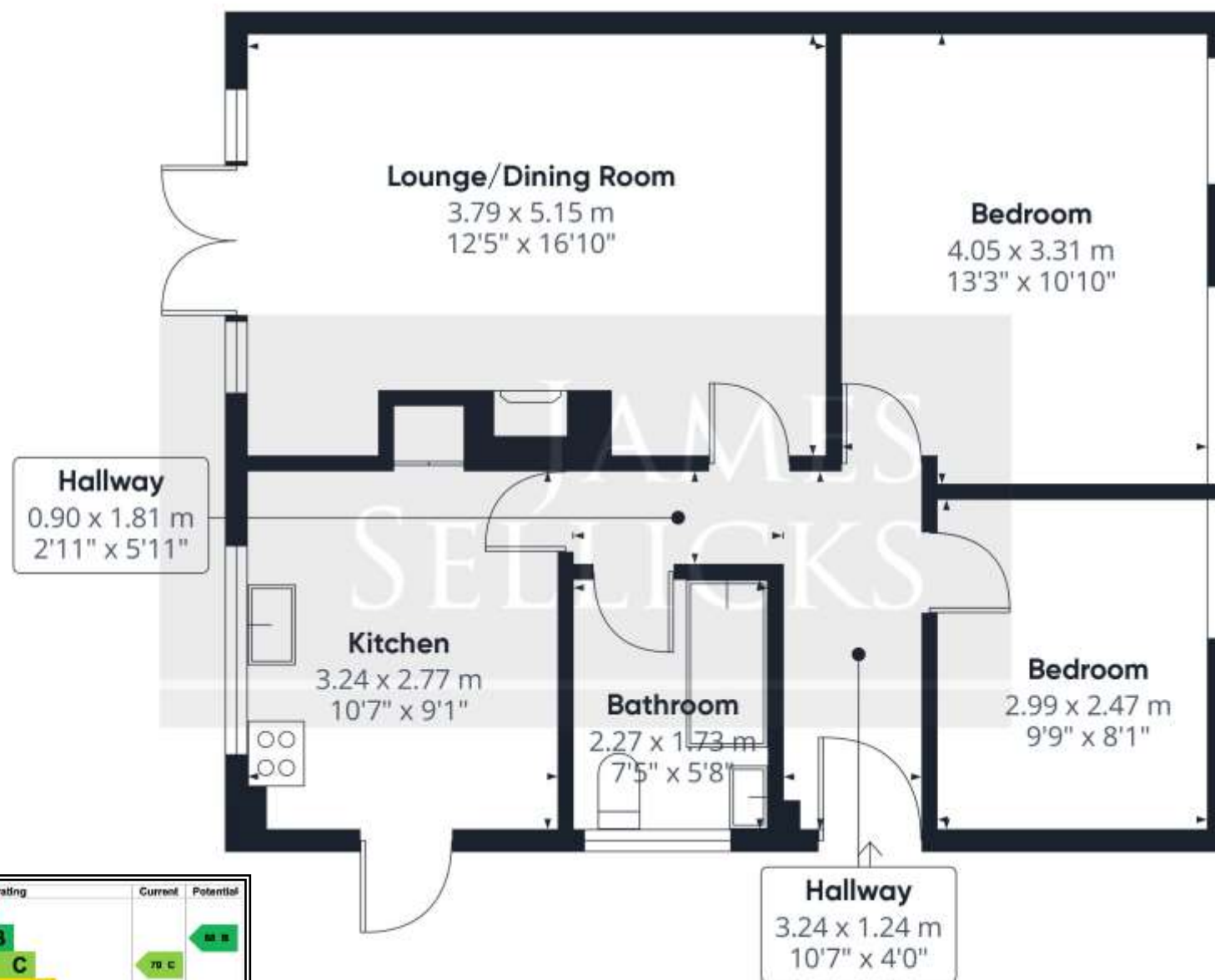
#### Satnav Information

The property's postcode is LE16 9LW, and house number 56.









Approximate total area<sup>(1)</sup>

58.3 m<sup>2</sup>  
627.54 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

jamesseilicks.com



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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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