



JAMES  
SELICKS

PRICE:

Park Drive

MARKET HARBOROUGH LE16 7BB







This detached bungalow, nestled in approximately 0.21 acres of landscaped gardens with woodland views of the arboretum beyond and within walking distance of the town, has been extended and the loft converted to provide a rather unique home with four bedrooms, two ground floor and two upstairs and open plan kitchen, family/diner that is ideal for both growing families and downsizers alike.

Extended detached bungalow with converted loft • Nestled in approx. 0.21 acres with woodland views • Landscaped wrap around gardens • Open plan kitchen, family/diner • Sitting room with multi-fuel burning stove • Four bedrooms: two ground floor, two first floor • Ground floor bathroom • Upstairs shower room • Integral garage • Ample off-road parking •

#### Accommodation

As you step in through the front door into the hall you will find the cosy sitting room on the right-hand side. A multi-fuel burning stove provides the perfect focal point to relax in front of, while natural light spills through the windows at the front and either side of the chimney breast.

Across the hall is the main bedroom, while at the head of the hall you will find a refitted bathroom featuring a white three-piece suite comprising bath with shower over, WC and a wash hand basin complemented by tongue and groove panelling and subway tiles. Stairs lead up from the inner hall, and beyond here you will find a further ground floor bedroom, (currently used as a dining room).

The open-plan L-shaped living kitchen is very much the heart of this home. Here you will find an extensive range of refitted units providing plenty of storage with ample work surface space above. There is an integrated oven, gas hob with extractor hood over, while the sink has been positioned to provide the perfect garden and woodland view. Further integrated appliances include a dishwasher and a washing machine. The family/dining room area has an orangery-style feel to it and is bathed with natural light. The perfect spot to watch the changing seasons of the arboretum from.

Upstairs you will find two further bedrooms with vaulted ceilings and skylights to the rear. Completing the accommodation is a shower room that features a shower cubicle, WC and a wash basin.

#### Outside

The block paved front drive provides ample off-road parking and space for a camper van/motor home and leads to the integral garage. Gated access to the side leads through to peaceful landscaped gardens, that enjoy a marvellous woodland view of the arboretum. To the side you will find a brick-built store, ideal for logs, a timber framed shed and a raised vegetable patch. The extensive patio provides space for both seating and dining and offers the perfect spot to entertain friends and family. The lawn sweeps across the rear and round to the sides with shaped bedding borders and in the corner, you will find a summer house, pergola and workshop. All in all, the total plot extends to some 0.21 acres.







#### Location

Park Drive is a few minutes' walk from the town centre of Market Harborough, an historic, charming and vibrant market town with a variety of independent shops, boutiques, hotel and restaurants. There is also a mainline rail link to London St. Pancras International which may be reached in just under an hour.

The M1 is accessible at junction 20, and the A14 lies to the South. Schooling within the area is well catered for both within the state and private sector. 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.

**Tenure:** Freehold

**Local Authority:** Harborough District Council. **Tax Band:** D

**Listed Status:** Not Listed. **Conservation Area:** No. Built 1959

**Services:** The property is offered to the market with all mains services, gas-fired central heating and a multi-fuel burning stove

**Smart Meters:** The property has both gas and electric smart meters

**Broadband delivered to the property:** Cable broadband

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

**Wayleaves, Rights of Way, Easements & Covenants:** Yes

**Asbestos:** Our clients have advised there is asbestos present in the guttering to the front and side of the property, and the shed/coal store roof.

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

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

**Cladding:** None

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





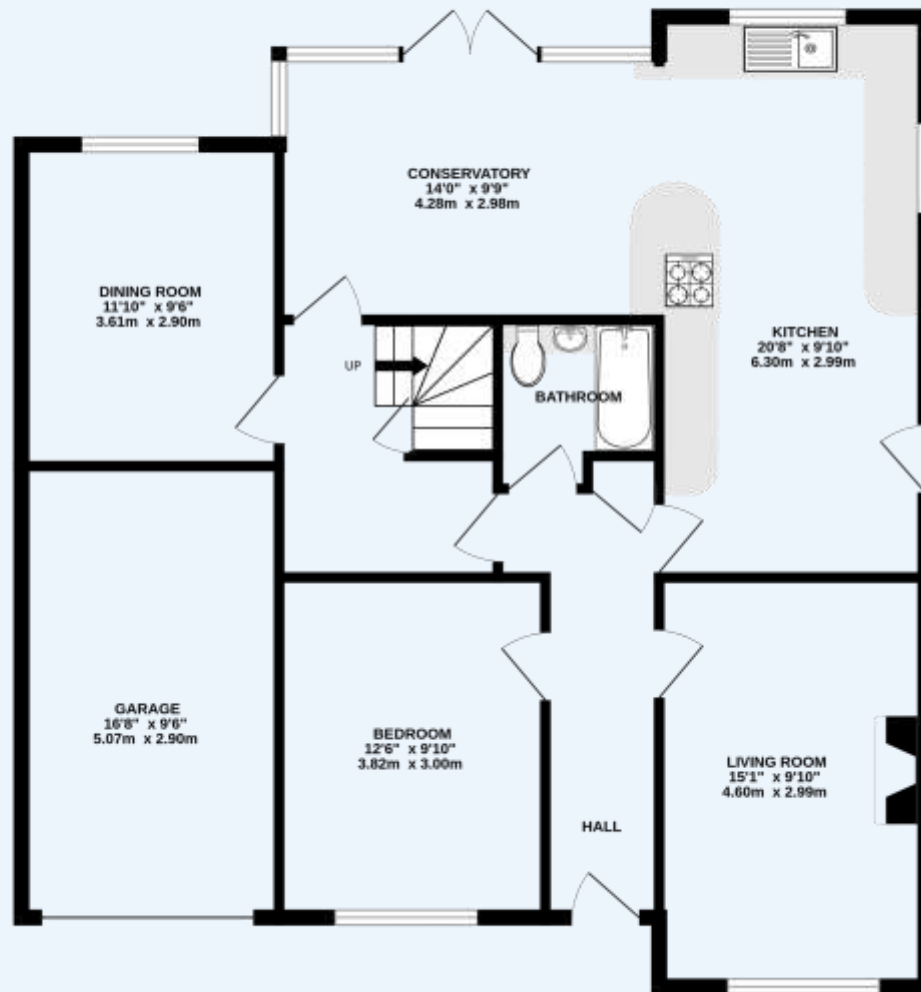






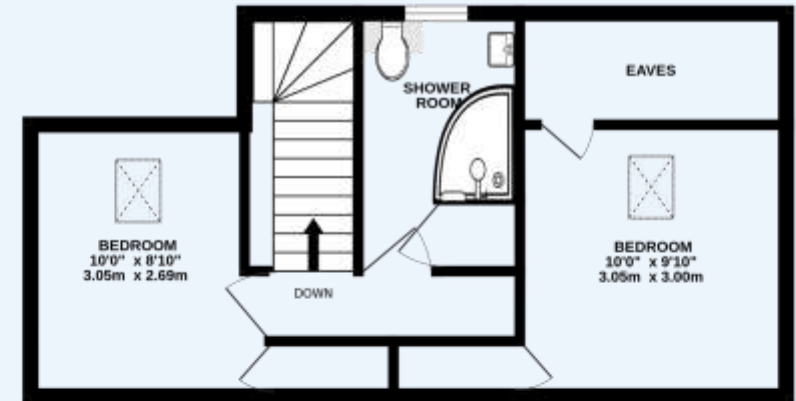


## GROUND FLOOR



## 1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



### **65, Park Drive Market Harborough, LE16 7BB**

Total approx. internal floor area = 98.8 Sq. M (1,063 Sq. Ft)

Total approx. floor area Garage = 14.8 Sq.M (159 Sq.Ft)

Total Approx Gross Floor Area = 98.8 Sq. M (1,222 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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