



JAMES  
SELICKS

## Shepherds Cottage

MEDBOURNE, LEICESTERSHIRE



Exquisitely presented by the current owner, this exceptional three-bedroom mid-terrace property seamlessly blends period charm with high-specification, and contemporary finishes throughout. Situated in the sought-after village of Medbourne with views of the village church and delightful cottage gardens, this property offers a slice of quintessential village living.

Period charm & character • Open plan sitting & dining room • Contemporary kitchen • Utility room with WC • Three bedrooms • Luxurious bathroom with freestanding bath • Charming cottage gardens with mature planting scheme • Extensive patio entertaining area • Shared driveway and allocated parking space • Sought after south-east Leicestershire village •

### Accommodation

A wooden and glazed door opens into a welcoming entrance hall, with a feature internal window, a cast iron radiator and stylish tiled flooring; stairs rise from here to the first floor. A practical utility/cloakroom with tiled flooring provides base level units with worktops, a sink, full-height storage, and a low flush WC.

The beautifully appointed kitchen enjoys dual aspect windows to the front and boasts a generous range of Shaker-style eye and base level units with soft-closing drawers, further pan drawers and a larder cupboard. Premium Quartz worktops incorporate an undermounted Butler's sink. Integrated appliances include a Rangemaster cooker, dishwasher, fridge, and freezer. Additional highlights include ceiling spotlights, a cast iron radiator, laminate flooring, and both a window and door leading to the rear garden. There's ample space for a family dining table.

The expansive living/dining area to the rear features three sash windows and French doors opening to the garden, offering lovely views across to the church. A striking brick fireplace with inset cast iron log burner adds character, flanked by bespoke shelving and cupboards in the alcoves. The room is finished with two cast iron radiators and tiled flooring throughout.

The first-floor landing provides access to the loft. The spacious master bedroom has a sash window overlooking the garden, built-in wardrobes, and a cast iron radiator. Bedroom two mirrors these features, with a sash window to the rear and integrated wardrobes. Bedroom three has a window to the front. The luxurious family bathroom includes a window to the front, a walk-in double shower enclosure with rainforest and handheld showerheads, a freestanding slipper bath, low flush WC and an undermounted wash hand basin set within a marble topped vanity unit with storage beneath, a contemporary radiator, part-panelled walls and a separate storage cupboard.

### Outside

The property is approached via a shared driveway leading to a parking space. The rear garden is a standout feature, designed in a charming cottage style, it includes a large patio entertaining area with mature planted borders and views across to the Church.







### Location

Medbourne is a much sought-after south-east Leicestershire village providing amenities including an active church, village store, post office and the popular Nevill Arms public house, restaurant & tea rooms; there are renowned sporting facilities with playing fields, tennis courts, a cricket ground and club house. A wider range of amenities can be found at nearby Market Harborough and Uppingham approximately seven miles distant, providing a good range of shopping and leisure conveniences. Market Harborough also boasts a mainline rail link to London St Pancras within one hour.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Tax Band:** C

**Listed Status:** Not Listed **Built:** Circa 1870

**Conservation Area:** Yes, Medbourne Conservation Area

**Loft:** Insulated

**Services:** The property is offered to the market with mains water and drainage and gas-fired central heating

**Broadband delivered to the property:** FTTC

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

**Wayleaves, Rights of Way, Easements & Covenants:** Yes. Neighbouring property at No. 16 has right of way over the back garden to their front door, via gates.

**Flooding issues in the last 5 years:** No

**Accessibility:** Two storey dwelling no modifications

**Satnav Information:** The property's postcode is LE16 8DT, and house number 14



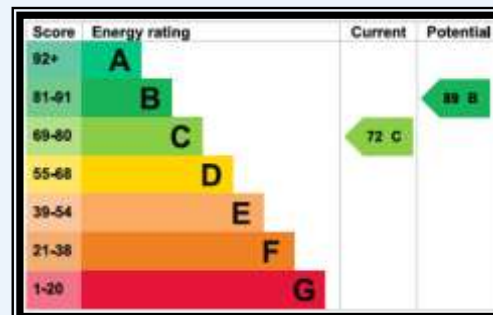
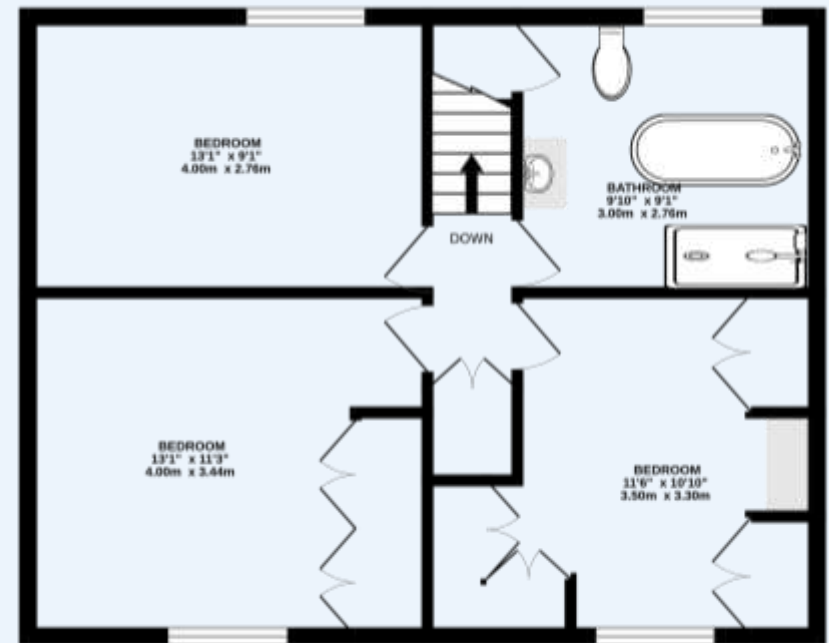
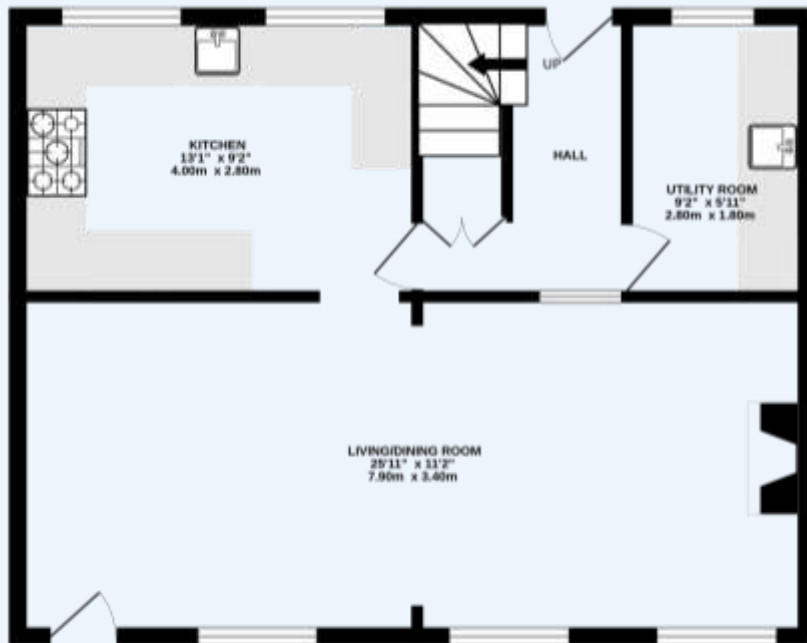




Shepherds Cottage, 14, Main Street Medbourne, Market  
Harborough, Leicestershire, LE16 8DT

Total Approx Gross Internal Floor Area = 97.4 sq/m – 1,048 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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