



JAMES  
SELICKS

# Forester Close

FARNDON FIELDS, MARKET HARBOROUGH



Positioned on the highly regarded Farndon Fields development on the southern edge of Market Harborough, this stunning four-bedroom, two-bathroom detached family home offers beautifully appointed accommodation over two floors. Designed for modern living, the property features a spacious open-plan kitchen/diner, stylish interiors, generous bedrooms, and a well-maintained rear garden, making it ideal for families and professionals alike.

Modern four-bedroom detached home in a sought-after development • Spacious open-plan kitchen/diner with integrated appliances • Light-filled sitting room with double doors to rear garden • Entrance hall with WC and understairs storage • Master bedroom with fitted wardrobes and sleek en-suite shower room • Three further bedrooms, ideal for family or home office space • Contemporary family bathroom with shower over bath • Driveway providing off-road parking for two vehicles • Integral garage with plumbing for a washing machine • Landscaped rear garden with lawn and two paved patio areas •

#### Accommodation

The property opens into a welcoming entrance hall with a handy understairs cupboard and a modern two-piece cloakroom suite. The heart of the home is the expansive dining kitchen, complete with a stylish range of wall and base units, Hoover electric oven and integrated microwave, gas hob with extractor, and high-end fittings such as a stainless-steel sink with swan-neck mixer tap. Bifold doors lead directly out to the rear patio, creating a seamless link between indoor and outdoor entertaining. A separate sitting room also enjoys garden views through double doors, offering an ideal space for relaxing or hosting guests.

Upstairs, a spacious landing leads to four well-proportioned bedrooms. The master bedroom boasts built-in sliding glass wardrobes and a contemporary en-suite shower room, featuring a large double shower enclosure, floating vanity with drawer storage, and chrome heated towel rail. Three further bedrooms are served by a stylish family bathroom, which includes a panelled bath with a dual-head shower over, a vanity basin with storage beneath, and a heated towel rail for added comfort.

The property benefits from the remainder of an NHBC 10-year warranty, which expires in 2028.

#### Outside

To the front of the property is a tarmac driveway providing parking for two vehicles and access to an integral single garage with power, lighting, and plumbing for a washing machine. The landscaped rear garden includes lawned areas and two paved patios, ideal for outdoor dining, children's play, or simply enjoying the sun in a private setting.

#### Location

Farndon Fields is a popular residential development on the southern fringe of Market Harborough, a thriving market town recognised as one of the “best places to live” in the recent Sunday Times survey, 2024. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities, while Market Harborough train station provides mainline rail access to London St Pancras in approximately one hour, all within walking distance of the home. 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.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed – built 2018

**Conservation Area:** No

**Tax Band:** E

**Loft:** Insulated

**Services:** The property is offered to the market with all mains services and gas-fired central heating with a Hive thermostat.

**Meters:** Water meter

**Broadband delivered to the property:** FTTC

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

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

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

**Accessibility:** Two storey dwelling. No modifications to the property

#### Satnav Information

The property's postcode is LE16 9JA , and house number 3.









Floor 1

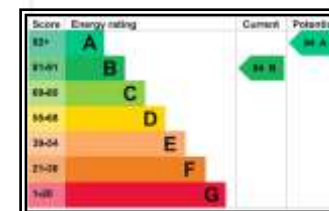


Floor 2

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

123.6 m<sup>2</sup>

1332 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.

GIRAFFE360



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



#### 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.



JAMES  
SELICKS