



JAMES  
SELICKS

## The Manse

COVENTRY ROAD, MARKET HARBOROUGH LE16 9BZ



A generously proportioned four-bedroom 1950's detached former Manse, occupying a superb plot of approximately 0.2 acres. The property offers excellent potential for extension and remodelling, subject to the necessary planning consents.

Spacious four-bedroom detached home on approx. 0.2 acres with potential to extend (STPP) • Entrance porch, dining hallway with tiled floor with side porch and utility cupboard • Sitting room with original parquet flooring, picture rail, original fireplace, and triple front windows • Family room with original parquet flooring and picture rail, French doors to garden and cast iron Morsø log burner • Kitchen with garden views, hardwood freestanding units, Smeg cooker, and pantry • Ground-floor cloakroom and front-facing study with bay window • Galleried landing leading to four bedrooms with polished wood floors throughout • Family bathroom with shower over bath, plus separate WC • Gated driveway with ample parking and detached single garage • Generous rear garden with patio, lawn, mature borders, and fencing •

#### Accommodation

The home is approached via a double-panelled glazed front door, opening into a welcoming entrance porch. A second glazed door leads into the inviting dining hallway, which features a characterful tiled floor. From here, a further door provides access to the side elevation through a useful side porch, leading to a practical utility cupboard with plumbing for an automatic washing machine, a wall-mounted boiler, and additional storage. A staircase rises to the first-floor landing, with an understairs cupboard offering yet more storage.

The elegant sitting room boasts three uPVC double-glazed windows to the front elevation, a charming original tiled fireplace with a gas flame-effect fire, a decorative picture rail, and stunning parquet flooring. The cosy family room enjoys French doors to the rear, framing delightful views of the garden. This space features a Morsø cast iron log burner with tiled hearth, a picture rail, and matching parquet flooring.

The kitchen overlooks the rear garden and is fitted with a stylish freestanding Habitat hardwood kitchen, twin ceramic sink and drainer units, a quality Smeg cooker, and a useful pantry cupboard with plumbing for a dishwasher, and original terracotta floor throughout.

A convenient ground-floor cloakroom offers a uPVC window to the side, a low flush WC, pedestal wash hand basin, and tiled flooring. The study, perfect for home working or reading, is brightened by a front-facing bay window and a small window to the side.

Upstairs, the galleried landing benefits from a window to the side and provides loft access, leading to the bedroom accommodation. Bedrooms one and two each feature triple windows to the front elevation and attractive stripped floorboards. Bedroom three enjoys views over the rear garden and also features stripped floorboards, while bedroom four/study/nursery has a rear-facing window and stripped floor.







### Outside

Externally, the property is accessed via elegant black wrought iron gates leading to a spacious gravelled driveway offering ample off-road parking, bordered by mature flowerbeds. A side driveway continues to a detached single garage with twin hinged doors, power, and lighting. Gated access opens to the impressive rear garden, featuring a generous patio entertaining area, well-maintained lawn, established flowerbeds, and secure fenced boundaries.

### Location

Coventry Road is one of the most popular tree lined roads within Market Harborough due to the quality of period homes on offer and its proximity to Market Harborough town centre and its station which provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys.

The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. 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 easy walking distance, 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.









## Coventry Road, Market Harborough, LE16

Approximate Area = 1714 sq ft / 159.2 sq m (excludes store)

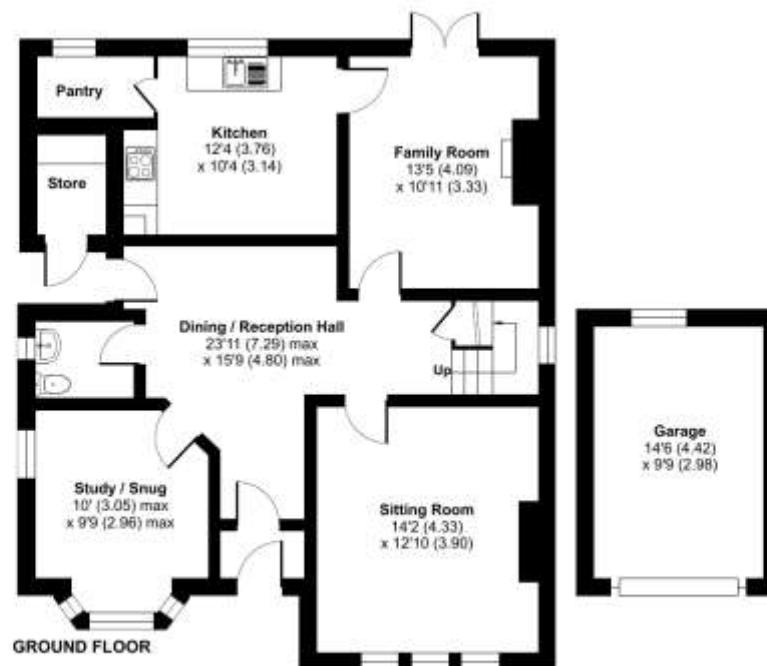
Garage = 142 sq ft / 13.1 sq m

Total = 1856 sq ft / 172.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status Not Listed

Conservation Area: No

Tax Band: E

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

Broadband delivered to the property: Independent broadband provider

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: No

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications

Planning issues: None which our clients are aware of

### Satnav Information

The property's postcode is LE16 9BZ, and house number 54.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for James Selick Estate Agents. REF: 1208648



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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