



# Marmion Close

FARNDON FIELDS, MARKET HARBOURGH

A stunning and spacious four double bedroom, three-bathroom, detached family home positioned on a quiet cul-de-sac on this popular development in Farndon Fields on Market Harborough's peripheries.

4-bed, 3-bath detached home in quiet cul-de-sac near Market Harborough • Open plan living dining kitchen & utility room • Sitting room & Study • Galleried landing • Principal bedroom with dressing area and ensuite bathroom • Second bedroom with ensuite shower room • Two further double bedrooms • Family bathroom • Detached double garage • Landscaped rear gardens • Two solar panels which helps heat the hot water

#### Accommodation

The property is entered through a generous and welcoming entrance hall, complete with an understairs storage cupboard and access to a convenient ground floor WC. The cloakroom is fitted with a modern white two-piece suite, including a low-flush WC and a pedestal wash hand basin, offering a practical yet stylish space for guests.

From the hall, doors lead to a well-proportioned dining room with an additional access point into the heart of the home — the impressive living kitchen. A separate study provides a perfect spot for home working, while the spacious sitting room features French doors that open out to the rear garden, flooding the space with natural light.

The stunning living kitchen is fitted with an extensive range of sleek white urban gloss base and eye-level units, complemented by a stainless steel one-and-a-quarter bowl sink with mixer tap. High-quality integrated appliances include a Bosch double oven, gas hob with stainless steel canopy extractor, fridge/freezer, and dishwasher. Double doors lead from the kitchen to the rear garden, creating an effortless indoor-outdoor flow. Adjoining the kitchen is a practical utility room, continuing the theme of high-gloss white cabinetry. This area also houses a second stainless steel sink, plumbing for an automatic washing machine, and the enclosed wall-mounted Ideal boiler.

A staircase rises to a galleried first-floor landing, complete with an airing cupboard housing the pressurised hot water cylinder. The principal bedroom features a dedicated dressing area with built-in wardrobes and a luxurious ensuite bathroom. The ensuite comprises a modern four-piece suite: low-flush WC, pedestal wash basin, panelled bath, and a generous double shower cubicle, all finished with a contemporary heated towel rail.

Bedroom two also benefits from built-in wardrobes with part-mirrored fronts and its own ensuite shower room, fitted with a stylish white three-piece suite including a WC, pedestal basin, and shower cubicle. Bedrooms three and four are both generously sized and include fitted wardrobes with mirrored fronts, offering ample storage and a sleek finish.

#### Outside

Outside, the front of the property boasts well-kept lawned gardens with attractively planted borders and a tarmac driveway boasting space for four vehicles and providing access to a double garage with power and lights. To the rear, beautifully landscaped gardens are mainly laid to lawn, interspersed with various paved patio areas, mature plants and shrubs, and a charming circular seating space with pergola and boasting an established Wisteria— all of which create a stunning backdrop to this exceptional family home.





### Location

Farndon Fields is a highly sought-after residential development nestled on the southern edge of Market Harborough — a vibrant and historic market town recently celebrated as one of the “Best Places to Live” in the 2024 Sunday Times survey. Renowned for its charming blend of character and convenience, the town boasts a wealth of independent boutiques, stylish restaurants, and a diverse array of leisure and sporting facilities. For commuters, Market Harborough’s mainline railway station offers direct access to London St Pancras in approximately one hour — all just a short walk from the property.

Surrounded by some of Leicestershire’s most picturesque countryside, the location beautifully combines tranquil rural living with excellent connectivity.

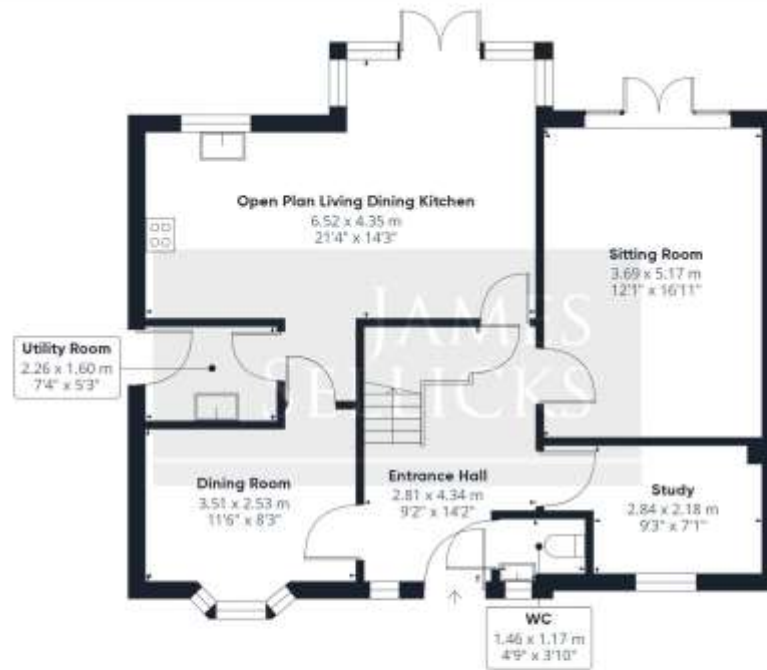
Education in the area is exceptionally well-provided for, with a strong selection of both state and independent schools. Robert Smyth Academy lies just a few hundred yards away, while prestigious institutions such as Leicester Grammar School, Stoneygate School, and Leicester High School for Girls are easily accessible along the A6. Uppingham and Oakham Schools, both renowned for academic excellence, are also within comfortable driving distance, making this an ideal location for families.



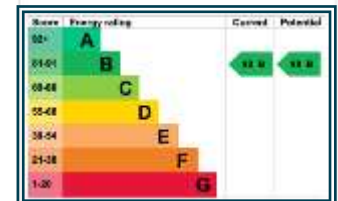


**Tenure:** Freehold  
**Local Authority:** Harborough District Council  
**Listed Status:** Not Listed  
**Built:** 2012  
**Conservation Area:** No  
**Tax Band:** F  
**Services:** The property is offered to the market with all mains services and gas-fired central heating.  
**Broadband delivered to the property:** FTTP  
**Loft:** Insulated, lit with ladders  
**Non-standard construction:** Believed to be of standard construction  
**Wayleaves, Rights of Way & Covenants:** Yes  
**Flooding issues in the last 5 years:** None  
**Accessibility:** Two storey dwelling. No accessible modifications

**Satnav Information**  
 The property's postcode is LE16 9GS , and house number 5



**Approximate total area<sup>(1)</sup>**  
 152.8 m<sup>2</sup>  
 1645 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.

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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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