

JAMES
SELICKS

School Lane

WILBARSTON,
MARKET HARBOROUGH



This delightful stone built period cottage has been sympathetically refurbished to provide a charming home brimming with character. With the added benefit of a large double garage with over-sized barn-style doors, allowing access for camper vans or similar and ample off-road parking next to the attractive south-facing garden this stunning cottage, could be the ideal opportunity for downsizers or young professionals alike.

Character period cottage • Fully refurbished • Two double bedrooms • Re-fitted open plan kitchen/diner • Sitting room with log burning stove • Re-fitted bathroom • Utility cupboard • Large double garage with oversized barn-style doors • Attractive garden with southerly aspect • No upward chain •

Accommodation

Pull up on the gravel drive and marvel at the chocolate box characteristics of this charming cottage. A stable-style door invites you in to a welcoming and spacious open plan kitchen/diner. A striking open fireplace and exposed beams add to the character while two window seats allow you to perch with a cuppa and take in the attractive view of the garden beyond. The kitchen area has been refitted with an extensive range of contemporary units providing ample storage with plenty of work surface above, as well as a central island. Integrated appliances include fridge/freezer and dishwasher with space for a range-style oven to the recess. The ceramic Belfast sink is tucked in the corner. The sitting room feels bright and cosy with a log burning stove providing warmth and an ideal focal point to relax in front of. Stairs to the corner sweep up.

Upstairs you will find two double bedrooms and a re-fitted family bathroom with contemporary free-standing bath, wash hand basin, WC and separate shower cubicle. Next to this is very handy utility cupboard with plumbing and space for a washing machine with space for a dryer above.

Outside

The front features a low-maintenance gravelled courtyard garden with picket fence and gate. Beyond here the gravelled drive sweeps round and flanks the garden providing ample off-road parking and leads to the large, detached garage. The garage features over-sized barn style timber doors, high enough to accommodate a camper van or similar vehicles. The garden enjoys a bright and sunny southerly aspect. The lawn is bordered by bedding areas with a seating/dining terrace set against an attractive iron-stone wall. To the right of the property are three attached brick built outhouses, providing useful storage space.





Location

Wilbarston is a popular Welland valley village lying approximately five miles east of the thriving town of Market Harborough. The village is served by a primary school, public houses, village/community hall and recreational facilities. Further independent shops, boutiques, restaurants, and supermarkets can be found in Market Harborough, Corby and Kettering. Mainline rail with direct services can be found in Harborough, Corby and Kettering.

Tenure: Freehold

Local Authority: North Northamptonshire Council

Tax Band: D

Driveway: Maintenance of the shared driveway is between 5, 3, 1, 1a and 7 School Lane.

Conservation Area: Wilbarston

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

Satnav Information and Directions

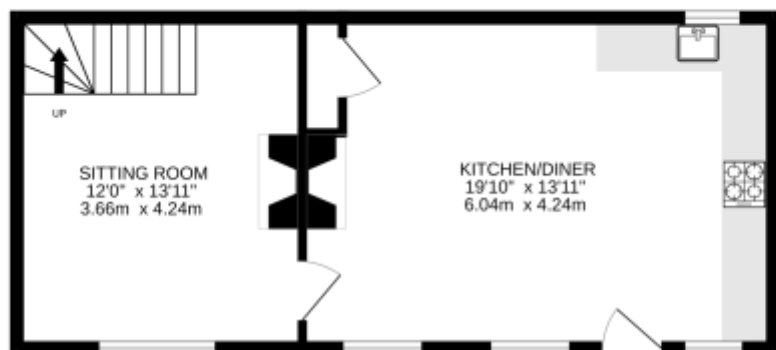
The property's postcode is LE16 8QN and house no 5.

From Market Harborough town centre proceed east out of Harborough on St Marys Road A4304 which in turn becomes Rockingham Road. At the main roundabout take the third exit towards Corby (A427) through the villages of Dingley and Brampton Ash. Turn left towards Stoke Albany and follow the road through the village towards Wilbarston. Upon entering the village the property can be found on the right hand side after the primary school.

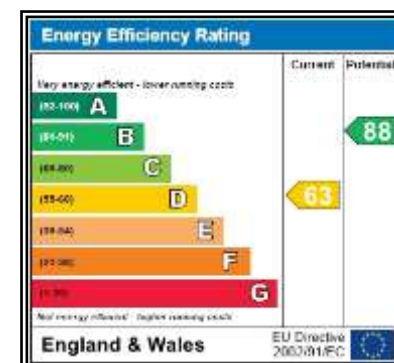
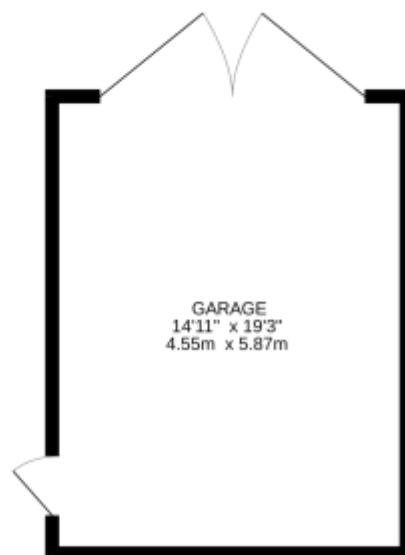
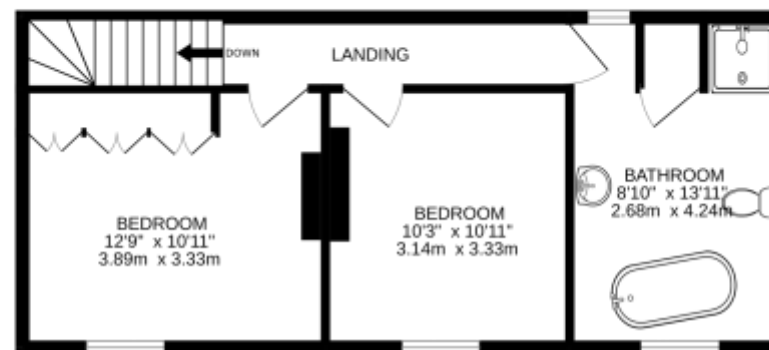




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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TOTAL FLOOR AREA : 923 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseelicks.com

Leicester Office
0116 2854554

Oakham Office
01572 724437

jamesseelicks.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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