

Fairfield Road

MARKET HARBOROUGH

JAMES
SELICKS





This impressive and versatile property comprises a well-appointed detached bungalow with spacious accommodation, complemented by a self-contained annex, ideal for multi-generational living or guest accommodation on a superb 0.35-acre plot.

It boasts beautifully landscaped gardens, ample driveway, a triple carport, and a range of outbuildings including a workshop, greenhouse, and summer house. This unique home offers a rare combination of indoor and outdoor space in a private setting on the well-regarded Fairfield Road.

Spacious main bungalow with two double bedrooms and generous living accommodation • Self-contained annex with kitchen, wet room, and bedroom • Modern dining kitchen with solid wood units, built-in appliances • Large conservatory with air-conditioning • Feature sitting room with bay window and brick fireplace • Stylish bathroom • Ample parking with block-paved drive, triple carport, and side access via wooden gates • Multiple outbuildings including a greenhouse, summer house, workshop, and caravan storage

AccommodationSitting

On entering the main bungalow, you are welcomed into a side entrance hall via a uPVC front door. The hall includes loft access, a storage cupboard and provides access to a utility room, which features a window to the side elevation, a stainless-steel sink and drainer unit with cupboards beneath, plumbing for an automatic washing machine and tumble dryer, and a tiled floor.

The spacious dining kitchen enjoys a window to the front and boasts an excellent range of solid wood eye and base level units with worktops over. Additional features include a one-and-a-quarter stainless steel sink and drainer unit, display cabinets, a built-in fridge, and a built-in dishwasher.

The sitting room is a warm and inviting space, benefitting from a bay window to the front elevation and an additional window to the side. Decorative ceiling coving enhances the room, while a charming feature brick fireplace with an electric fire creates a focal point. A gas point is also available for the fire.

Bedroom one offers a window to the rear elevation overlooking the garden and includes an extensive range of built-in furniture: wardrobes, cupboards, a dressing table, bedside tables, and a chest of drawers. Bedroom Two features French doors opening to the rear and leading to the conservatory, along with a window to the side elevation.

The family bathroom is fitted with a window to the side, a corner shower cubicle, a pedestal wash hand basin with a cupboard underneath, a low-flush WC, a panelled bath, and fully tiled walls and flooring. At the rear, a large, light filled conservatory constructed from brick and uPVC and includes double doors that open onto the patio, a tiled floor, and an air-conditioning unit.

A Worcester boiler is housed within the storage cupboard located in the hallway.

Annexe (green on floorplan)

Providing ancillary accommodation and incorporated into the main house is a one-bedroom self-contained annexe with its own access to the front. It comprises a fully fitted kitchen with wood eye and base level units with worktop over. There is an electric oven with an induction hood, and a sink and drainer positioned to take in views over the front. A wet room has a level access shower, sink set within a vanity unit with storage beneath and a concealed WC. A double bedroom completes the annexe, which has access to the main house through the conservatory. The annexe is thought suitable for a dependant relative, teenager suite or guest accommodation.

Outside

To the front of the property, a block-paved driveway is enclosed by wall boundaries and fenced side boundaries with mature planted borders. Double wooden gates open to a side driveway, which includes a covered carport with space for up to three vehicles. A pedestrian side gate is located on the opposite side of the property.





The rear garden features beautifully landscaped and deep lawned areas, complemented by a large patio ideal for entertaining. Steps lead down from the patio to the grassed area. Additional external features include a greenhouse, a summer house, a former single stable, a covered caravan storage area, and a large workshop with double doors, power, and lighting.

Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and 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. The property is situated a short distance of the town centre, rail station, Welland Park, Farndon Fields Farm Shop and local countryside walks.

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: D

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

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: None

Accessibility: Single storey dwelling

Satnav Information: The property's postcode is LE16 9QJ, and house number 48.







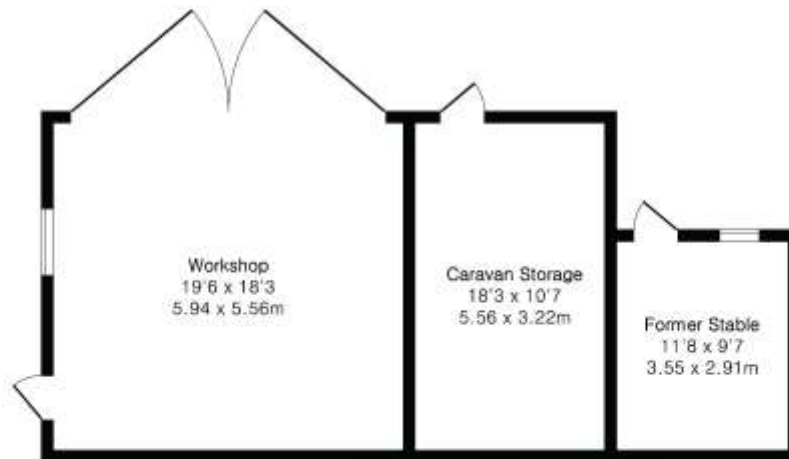
Approximate Gross Main House Internal Area 1541 sq ft - 143 sq m

Annexe Area 319 sq ft - 30 sq m

Total Area 1860 sq ft - 173 sq m

(Excluding Workshop)

Workshop Area 679 sq ft - 63 sq m



Outbuilding



Ground Floor

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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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