

HARBOROUGH ROAD

DINGLEY, NORTHAMPTONSHIRE



JAMES
SELICKS



This immaculate four-bedroom contemporary detached home combines modern design with an enviable position, boasting some of the finest, breathtaking panoramic views across the Leicestershire and Northamptonshire countryside. Overlooking Dingley Racecourse with Market Harborough visible in the distance, the property offers both style and tranquillity in equal measure.

Superb detached home with breathtaking countryside views • Overlooks Dingley Racecourse and Market Harborough • Immaculately presented throughout with modern finishes • Spacious sitting room with log burner feature • Stunning dining kitchen with granite worktops • Garden room with bifolds and panoramic views • Four bedrooms, principal with luxury ensuite • Contemporary family bathroom with freestanding bath • Landscaped wraparound gardens with terraces and decking • Ample parking, large garage, versatile outbuilding (office/gym)

Accommodation

This immaculate country home is entered via a welcoming entrance hall, which sets the tone with a contemporary front door framed by glazed side panels and stylish Korlok Kardean flooring which is laid throughout the ground floor. From here, stairs rise to the first floor and doors open to the principal reception spaces.

To the front of the home, a study provides an ideal workspace, while a cloakroom offers modern sanitary ware, a tiled finish, and useful storage. The sitting room is a truly impressive space, with a cast-iron log burner set on a slate hearth creating a wonderful focal point. Patio doors open directly onto the terrace, framing the spectacular rear views. A further reception room, currently used as a gym, offers flexibility for a variety of uses.

At the heart of the home, the dining kitchen is beautifully appointed with an extensive range of contemporary units and soft-close drawers topped with granite work surfaces. Bifold doors and expansive windows ensure the countryside backdrop is ever-present. High-quality appliances include twin Bosch ovens, a Fisher & Paykel double dishwasher, Bosch five-ring gas hob with glass splashback and extractor, and a Franke black sink with drainer. Additional features include a breakfast bar with twin drinks coolers beneath, a contemporary radiator, and tiled flooring. The adjoining utility room offers further fitted storage, granite-effect worktops, stainless steel sink, and space for a washing machine and tumble dryer. To the rear, a garden room with bi-fold doors provides another perfect spot to enjoy the uninterrupted views.

Upstairs, the landing offers loft access and leads to four bedrooms. The principal suite enjoys dual-aspect windows framing countryside views, built-in wardrobes, and a luxury ensuite with rainforest shower, vanity basin, and sleek tiling throughout. Bedroom two also captures the far-reaching outlooks, while bedrooms three and four are positioned to the front, one with fitted wardrobes. The family bathroom is finished to a high standard with a freestanding contemporary bath, double shower cubicle, vanity basin, and a stylish chrome radiator, all complemented by modern tiling and generous storage.

Outside

Approached via a gravel driveway, the property offers parking for several vehicles and access to a larger-than-average garage with double doors, power, and lighting.

Gated side access leads to landscaped grounds that wrap around the property, designed to make the most of the breathtaking setting. To the rear, a broad paved terrace connects with both the kitchen and garden room, flowing down to a decked entertaining area; all overlooking the racecourse and rolling countryside beyond.

The gardens include shaped lawns, mature flowerbeds, a children's play area, a timber shed, and a dedicated hot tub area with views. A further outdoor room provides scope for a home office or gym, making this garden both practical and versatile.





Location

Situated east of the historic market town of Market Harborough, within a few moments' drive of the town's extensive facilities which include boutique shops, restaurants, bars, hotels, supermarkets, the award-winning Farndon Fields Farm Shop, and the train station (under the hour to St Pancras)

Recreational facilities are plentiful in the area. Dingley Point-to-Point Races, golf, tennis, cricket, rugby and football in Market Harborough and the surrounding villages, as well as all country pursuits that can be enjoyed in the stunning local countryside and waterways, Pitsford Reservoir and Rutland Water are both close by for water sports, sailing and fishing enthusiasts.

There is a wide selection of state and independent schooling in the area including local village primary schools and for secondary education locally at Market Harborough and Kibworth, whilst notable private secondary schooling options are available at Leicester Grammar School, Uppingham, Oakham, Maidwell, Stamford and Oundle Schools.

Market Harborough train station (under 3 miles) offers access to London St Pancras from 55 minutes, making the area an excellent location for those wishing to travel regularly to London or Leicester for leisure or work purposes. the national road networks are easily accessible via the A6, A47, A14 and the M1 and the M6 providing access to London and Birmingham.

Satnav Information

The property's postcode is LE16 8PQ, and house number 29.







Tenure: Freehold

Local Authority: North Northamptonshire

Listed Status: Not Listed Built: 1930s

Conservation Area: No

Tax Band: F

Services: The property is offered to the market with mains water, foul water drainage via a macerator into water mains and gas LPG-fired central heating.

Loft: Insulated

Meters: Electric smart meter & Water meter

Broadband delivered to the property: FTTP (Gigaclear)

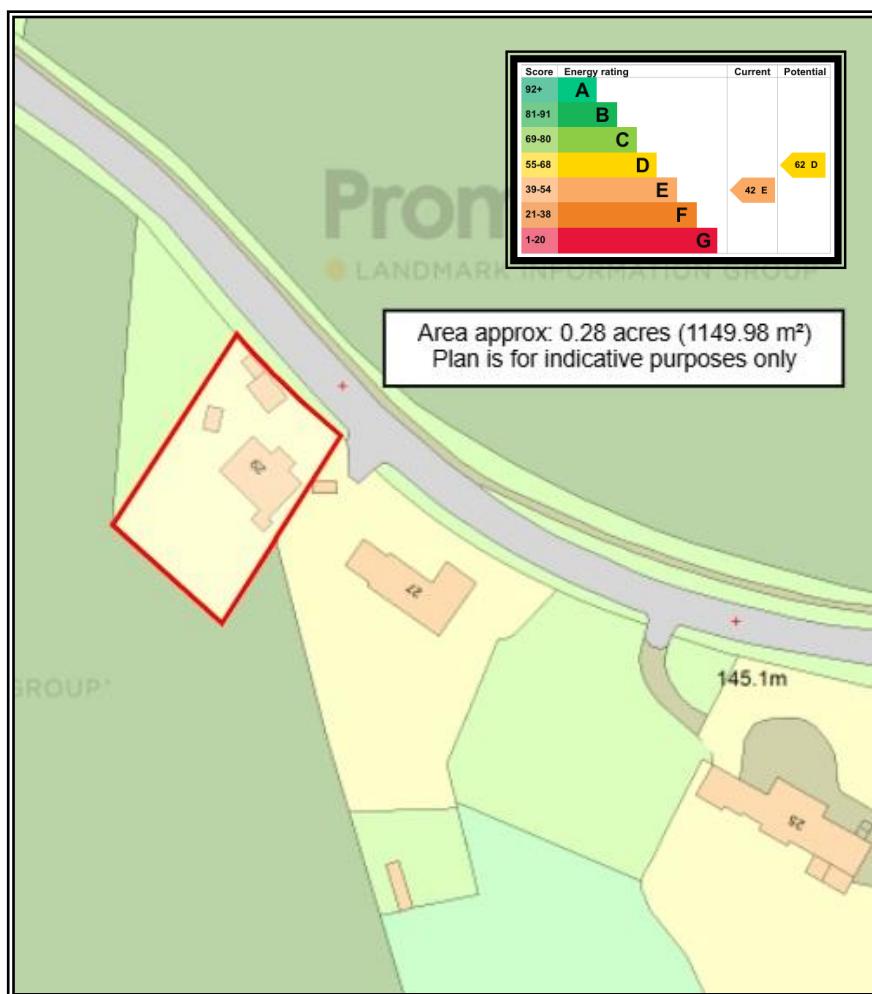
Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications.

Planning issues: None which our clients are aware of



Harborough Road, Dingley, Market Harborough, LE16

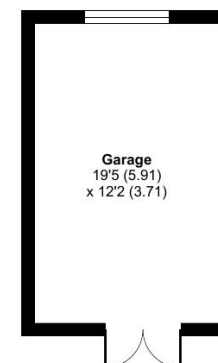
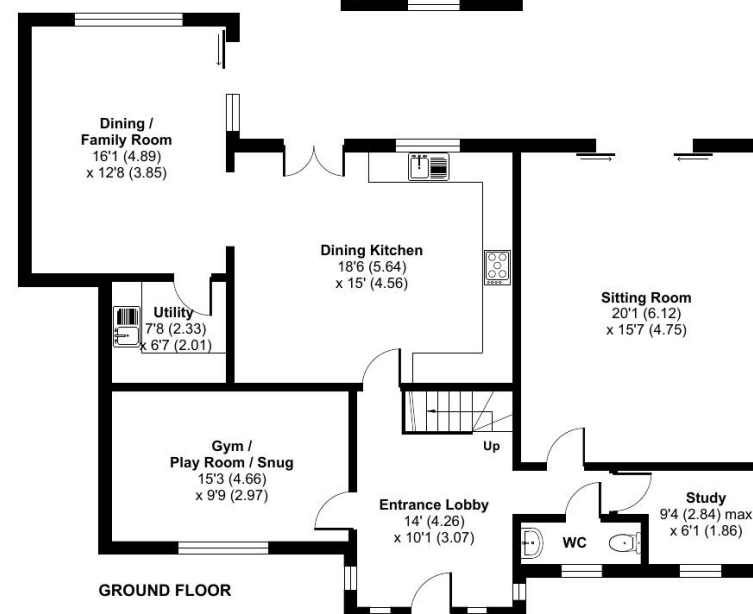
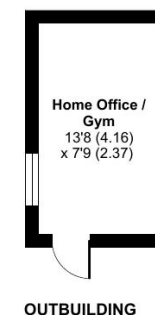
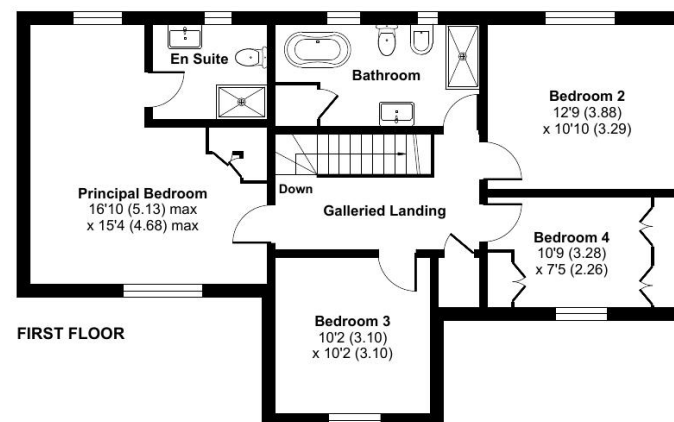
Approximate Area = 2084 sq ft / 193.6 sq m

Garage = 236 sq ft / 21.9 sq m

Outbuilding = 106 sq ft / 9.8 sq m

Total = 2426 sq ft / 225.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Sellicks Estate Agents. REF: 1354987

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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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