



6 SUN COURT MARSTON TRUSSELL, MARKET HARBOROUGH, LE16 9UU

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£375,000 Freehold

Found nestled in the corner of a quiet cul-de-sac in the quaint and historic village of Marston Trussell is this modern and luxurious family home spread out over three floors. Part of a small development, this property is spacious throughout and backs on to open fields where livestock graze and is fascinatingly a heritage sight with historic roots to the Battle of Naseby. The property benefits from a high-quality finish having previously been the show home for the development; there is engineered oak flooring throughout the ground floor with the luxury of underfloor heating, chrome fixtures and fittings and granite counter-tops to the kitchen. The feeling of space and luxury extends to the first and second floor where you will find a guest bedroom with a dedicated ensuite bathroom, a further double and a good sized single. The master suite adorns the second floor and has a dressing area, skylights, a beautiful ensuite bathroom and far reaching views of the countryside.





KITCHEN

13' 05" x 9' 10" (4.09m x 3m)

LOUNGE/DINING ROOM

17' 06max" x 15' 03max" (5.33m x 4.65m)

WC

6' 01" x 2' 01" (1.85m x 0.64m)

FIRST FLOOR LANDING

13' 11" x 3' 08" (4.24m x 1.12m)

BEDROOM TWO

12' 05" x 10' 06" (3.78m x 3.2m)

ENSUITE BATHROOM

6' 10max" x 4' 09max" (2.08m x 1.45m)

BEDROOM THREE

11' 02max" x 10' 06max" (3.4m x 3.2m)

BEDROOM FOUR

9' 09max" x 8' 01" (2.97m x 2.46m)

SECOND FLOOR LANDING/DRESSING AREA

6' 09" x 6' 09" (2.06m x 2.06m)

MASTER BEDROOM

16' 03max" x 9' 08max" (4.95m x 2.95m)

ENSUITE BATHROOM

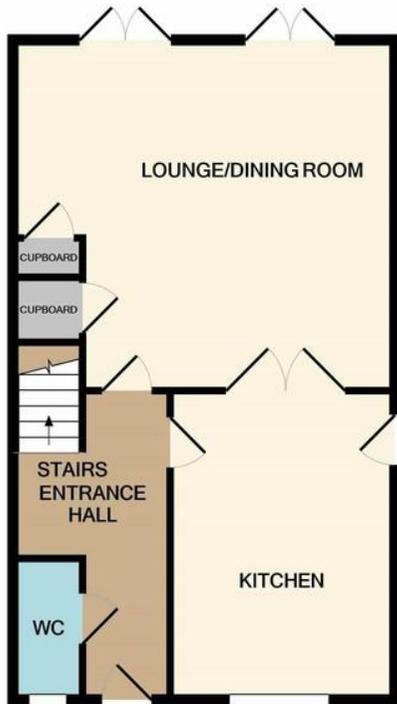
9' 01max" x 7' 06max" (2.77m x 2.29m)

OUTSIDE

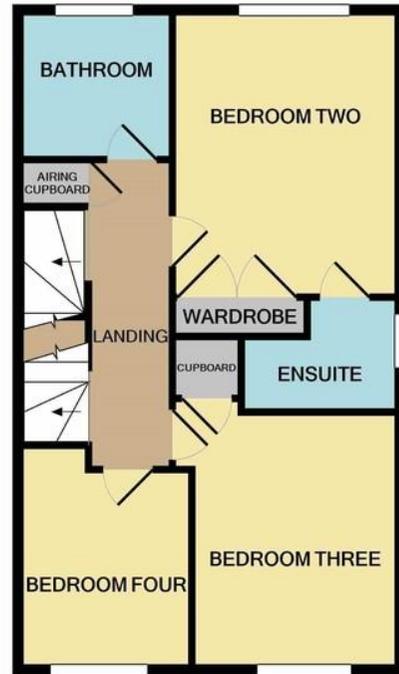
The front of the property enjoys a private positioning with off road parking ahead of the single garage in a detached block. There is a hard-standing pathway leading to the front door, raised flower beds with timber sleepers, outside lights, gated access to the side and rear gardens and further access into the garage via UPVC door.

The property has a wrap-around garden to the side and rear giving you the best of the light all day round and is mostly laid to lawn with a patio seating area, borders of mature plants and shrubs and an outdoor tap and power socket. The garden is enclosed by a low-level fence that really gives you the feeling of being right on the doorstep of the open countryside where livestock graze... just magical!

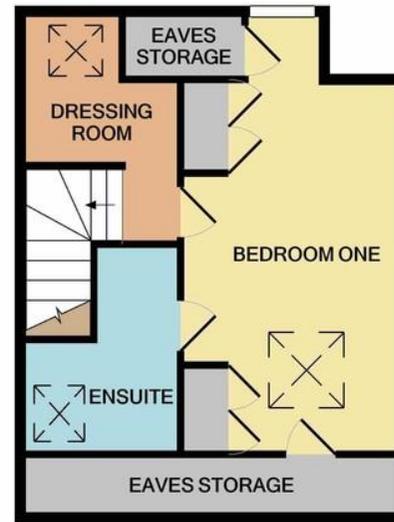




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TENURE
Freehold

SERVICES
Mains electricity and water connected.
Under-floor heating and hot water powered by an electric air source heat pump.

LOCAL AUTHORITY
Daventry District Council

VIEWING
Strictly by appointment with the selling agents.

EPC Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.