

Drayton Road, LE16 8DP
Medbourne
Market Harborough
£665,000

Hurfords



4



2



B



E

- Four Bedroom Detached Home
- Beautifully Presented Throughout
- Built in 2018
- Large South Facing Garden
- Parking for 2/3 Cars
- Popular Village of Medbourne
- Exclusive Development of Just 6 Properties

11 Drayton Road Medbourne Market Harborough LE16 8DP

Set in an exclusive development in the sought-after village of Medbourne, this stone-fronted four-bedroom detached property, constructed in 2018 by highly regarded local Builders Walter Ward Country Homes, offers a blend of modern living and character.

The ground floor features a lounge with a real fire, creating a cozy atmosphere for those cooler evenings. To the left, an open-plan kitchen/dining/family room area with the kitchen built by Barker Fleming and dining room is perfect for entertaining, with bifold doors opening to a south-facing rear garden. The modern kitchen includes premium appliances and an island, providing ample storage and workspace.

Additionally, a utility room and a downstairs W/C cater to the needs of a growing family.

Upstairs, the property comprises four bedrooms. The master bedroom has an en-suite shower room, while the remaining three bedrooms share a family bathroom with a four-piece suite, including a walk-in shower, separate bath, basin, and WC. The three main bedrooms benefit from fitted storage.

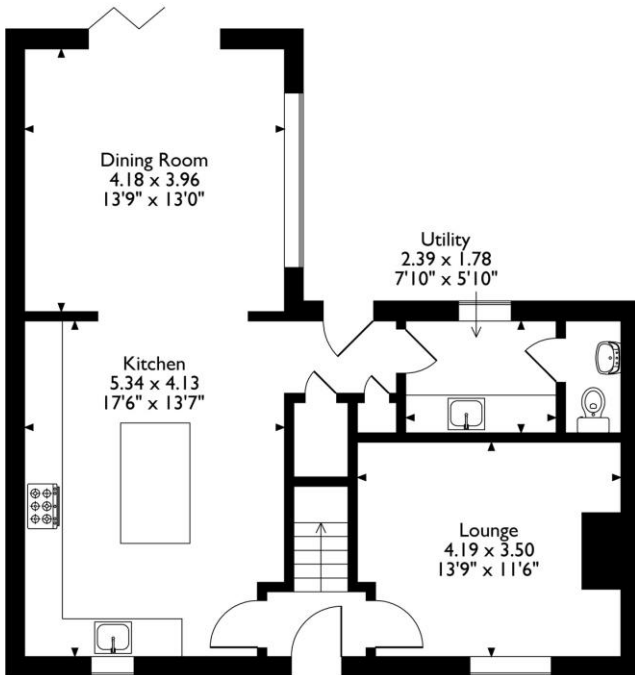
The front of the property features a lawned garden with a pathway leading to the front door and ample off-road parking. The rear garden is low maintenance, with a large lawn area for families, a shed, and a generous patio for alfresco dining and drinking, offering magnificent Welland Valley views to the rear.

In summary, this modern property with character details is located in the desirable village of Medbourne just over a 10-minute drive to the market towns of Uppingham and Market Harborough with its mainline station to London in under 60 minutes. Medbourne is a picturesque, charming, unspoilt traditional English village in the heart of the Welland Valley with many ironstone properties. It has an excellent range of village facilities including a popular pub, village shop, post office, sports club, and pre-school.

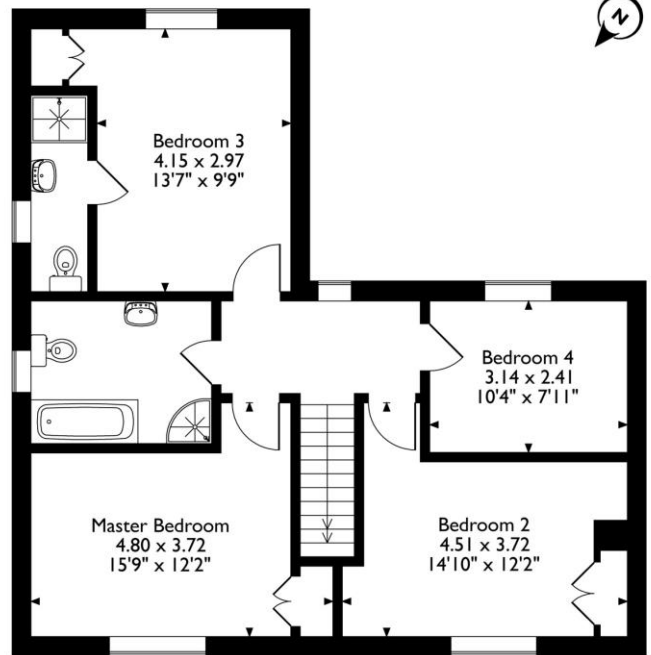
Hurfords



11 Drayton Road, Medbourne, Market Harborough, Leicestershire
 Approximate Gross Internal Area
 138 Sq M/1486 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

- Lounge 13'9" x 11'6"
- Kitchen 17'6" x 13'7"
- Dining Room 13'9" x 13'0"
- Utility 7'10" x 5'10"
- Master Bedroom 15'9" x 12'2"
- Bedroom Two 14'10" x 12'2"
- Bedroom Three 3'7" x 9'9"
- Bedroom Four 10'4" x 7'11"

TENURE: FREEHOLD



Hurfords



SCAN ME

Selling your property?
Contact us to arrange a FREE home valuation.

01572 821777

21 High Street East, Oakham, Leicestershire, LE15 9PY

uppington@hurford.co.uk

www.hurfords.co.uk

Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTU101893 PDAF 0007

