



**HENDERSON
CONNELLAN**

ESTATE AGENTS



Main Street,
Great Oxendon,
LE16 8NG

“Live your village dream”

This charming 1940's home combines the best of tranquil village life with modern, open plan living and has been expertly renovated with a traditional feel. Situated in the desirable village of Great Oxendon, it offers a large south-facing garden and easy access to both countryside walks and the bustling market town of Market Harborough.





Property Highlights

Located in the desirable quaint village of Great Oxendon with convenient travel links and countryside walks on your doorstep. The Village includes a well-renowned restaurant, The George and Waterloo Cottage farm shop, butchery and community garden. In addition, Market Harborough is close-by with the train station accessible by car in under 10-minutes and boasting a popular direct train to London St Pancras. From Great Oxendon, the A14 is around 3-miles away providing excellent travel links and easy access to the M1 and beyond.

Renovated and remodelled in 2018, this 1940's property had upgraded electrics, a new central heating system with a gas fired combi boiler, a remodelled layout to provide modern open plan living, and complete redecoration to include mostly Farrow & Ball paints and oak veneer doors throughout.

Entrance through the composite front door leads into the inviting Entrance Hall which benefits from ample space for family needs, attractive décor and boasts the original quarry tiled floor. There is a useful understairs storage cupboard, an oak door into the ground floor accommodation and stairs rising to the first floor.

The cosy Living Room is a naturally light space from the large window to the rear and has a wonderful verdant outlook over the rear garden. There is a newly fitted carpet, an oak door that leads through to the kitchen/dining room and a cast iron multi-fuel burner that takes centre stage in the room, with a chequered quarry tiled hearth and a floating style solid oak mantel beam.

The open plan Kitchen/Dining Room provides a sought-after modern layout with a traditional feel. There is an engineered oak floor that flows seamlessly through the room and into the utility room, and there is ample natural light from the window to the front elevation and door and sidelight windows into the conservatory.

Property Highlights

The fitted Kitchen comprises of shaker style eye and base level units with soft close feature, solid Beech worksurfaces and metro tiled splashbacks. There is a stainless steel sink and draining board under the window to the front, and integrated appliances to include a fridge/freezer, a slimline dishwasher, a low-level oven and a four-ring gas hob with a chimney style extractor hood.

With a handmade solid oak stable door from the kitchen, the Utility Room is a generously sized space featuring a uPVC and glass panelled door to the side passage of the property. There is a seamless continuation of the engineered oak floor from the kitchen, an oak door to the ground floor WC and a useful storage room with a cupboard housing the gas fired central heating boiler. In the Utility Room there are additional low-level shaker style units providing storage, space and plumbing for undercounter appliances (not included), a solid oak worktop with metro tiled splashbacks, and a stainless steel sink and draining board.

The Conservatory is constructed from uPVC and low-level brick walls and provides a tranquil space to relax and enjoy the garden views. Offering a peaceful spot for a morning coffee or an additional entertaining area, there are French doors that provide a seamless flow to the garden patio and there are power sockets for convenience.

The stairs flow up to the first floor Landing with natural light provided by the window to the front elevation. There are oak veneer doors to the accommodation and a hatch that provides access to the loft.

Three bedrooms, all of which are generously sized and two are fantastic doubles with a fantastic outlook over the extensive rear garden.

The modern family Bathroom features patterned vinyl flooring, ceramic tiled walls, a tall, heated towel radiator and a three piece suite to include a low-level WC, a wash basin built into a useful storage unit and a panel enclosed bath with a fitted shower screen and a 'Mira Sport' electric shower.

With access from the side passage of the property, there is an outside storage room. There is a window that looks onto the rear garden and although currently used for storage, this room could easily be converted to create a work from home space, garden room or even a ground floor shower room, due to proximity to utility room (subject to relevant regulations).

Due to the Estate Agents Act, 1979, we are obliged to let you know that this property is currently owned by a member of staff at Henderson Connellan, who does not work in the Market Harborough branch.





The Grounds

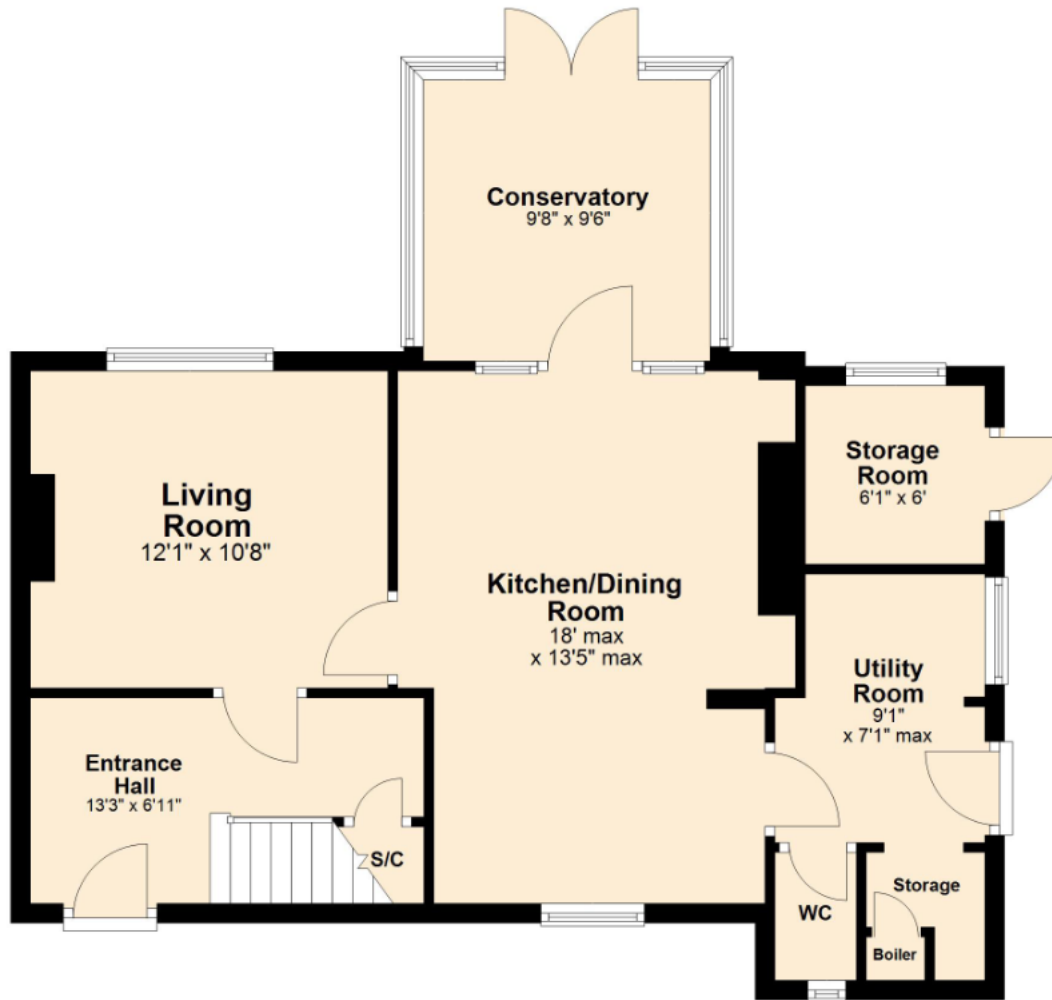
The property occupies a prominent position on the street with a larger plot than you would expect. There is a gravelled driveway to the front that provides off road parking for three or four vehicles, a period blue brick path that leads to the front door with an oak-framed storm porch, and there is a secure gated access down the side of the property to the rear garden.

The rear garden is larger than you would expect and boasts a popular South facing aspect. There is an extensive Indian sandstone patio by the property that offers an excellent entertaining space and there is vast lawn that extends down the garden with a mature Magnolia tree and a path that leads to the timber shed and garden beyond. There are two raised vegetable beds towards the rear of the garden, a greenhouse, compost bins and a strip of wild garden at the rear. In addition to this, there is an array of deep, well stocked planted borders with mature and established perennial plants, two Victoria plum trees, an outside tap, timber wood store, and external PIR sensor lighting.

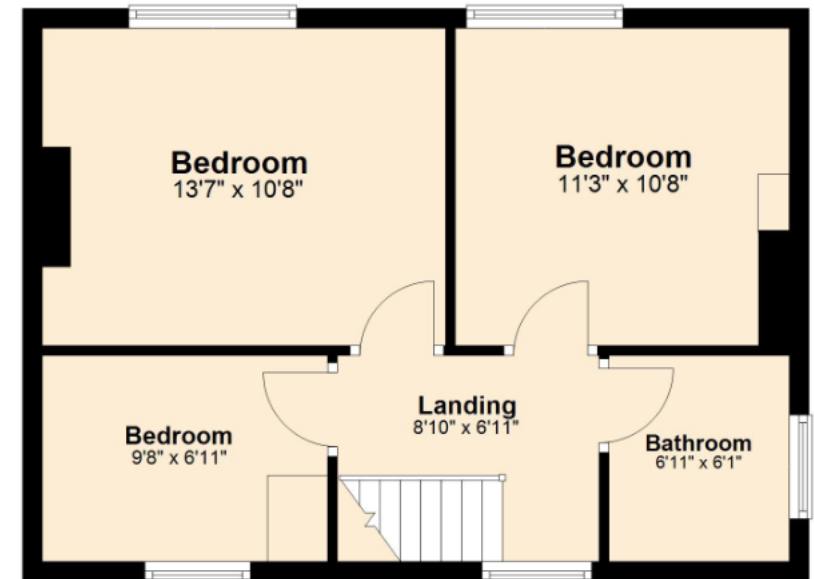




Ground Floor



First Floor



Total Area Measurements (Approx.)

Total - 1,136.40 sqft / 105.58 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.