15 Guiver Drive
Market Harborough
LE16 7DP

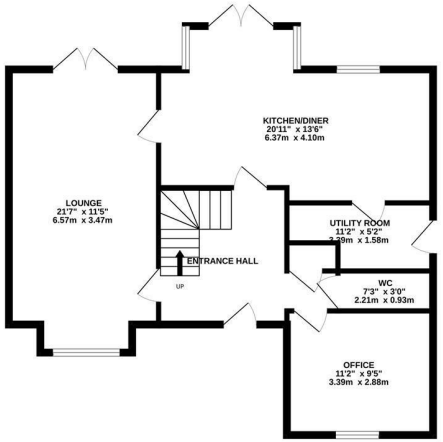
£525,000

OSCAR JAMES

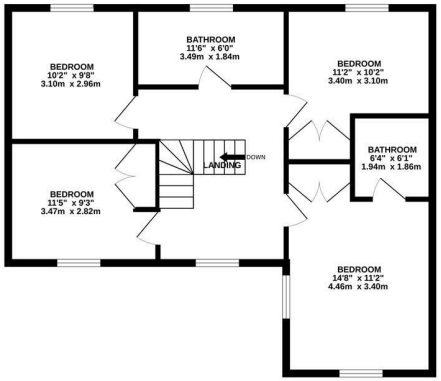
...expect excellence

# FLOOR PLANS

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.




1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.




TOTAL FLOOR AREA : 1486 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# AT A GLANCE...

- Impressively sized dual aspect lounge
- Modern open plan kitchen/diner
- Four generously sized bedrooms
- We appointed family bathroom and additional en-suite to principle bedroom
- Private garden with pergola seating area
- Off road parking for multiple cars and additional detached double garage

# WHAT'S GREAT?

An Impressive Four-Bedroom Detached Family Home with Double Garage

Beautifully proportioned throughout, this substantial four-bedroom detached residence offers a superb blend of elegant living space and practical family accommodation.

A welcoming entrance hall leads to a light-filled dual-aspect lounge, where windows to two elevations create a wonderfully bright and inviting atmosphere. A separate study provides a versatile space for home working or a quiet retreat. The generous open-plan kitchen and dining room forms the focal point of the home, offering an ideal setting for both everyday family life and entertaining, complemented by a separate utility room and a ground floor WC.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family. The principal bedroom benefits from its own en-suite bathroom, while the remaining bedrooms are served by a spacious family bathroom.

Outside, the property is equally impressive. A generous driveway provides ample off-road parking and leads to a detached double garage, offering excellent storage and secure parking. To the rear, the private enclosed garden provides a peaceful setting with ample space for outdoor entertaining, family enjoyment or simply relaxing.

Ideally situated within the highly regarded market town of Market Harborough, the property is well placed for an excellent range of independent shops, cafés, restaurants and supermarkets, together with highly regarded schools and leisure facilities. For commuters, the mainline railway station offers direct services to London St Pancras in around an hour, while the A6, A14 and M1 provide excellent road connections.

Combining generous proportions, a thoughtful layout and an enviable location, this is an exceptional home designed to meet the demands of modern family life.

Please contact Oscar James Market Harborough for more information.

...expect excellence

# SELLER'S SECRET

We have loved living in our family home for the last six years. Such a quiet and calming location, just a short walk from the town.

## Why we like it....

Immaculately presented four bedroom family home, thoughtfully designed and short distance from the stunning town of Market Harborough.

## To buy or not to buy....

OSCAR JAMES

**7 St Marys Road | Market Harborough | LE16 7DS**
**01858 458 458**
**www.oscar-james.com**