



Holt House Medbourne Road, Slawston
£785,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS





Holt House Medbourne Road

Slawston, Market Harborough

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 4 bed detached house in village location
- Principal bedroom with ensuite and fitted wardrobes
- 3 reception rooms
- Study and home office
- Conservatory & utility room
- Large kitchen diner and separate dining room
- Peaceful village location
- Double garage and driveway
- Living room with french doors to garden





This impressive four bedroom detached home is set in the desirable village location of Slawston, offering spacious and versatile accommodation ideal for modern family living.

The property features a welcoming entrance hall that leads to the lounge, dining room and kitchen diner, providing ample space for both relaxation and entertaining.

A bright and airy living room benefits from a bay window offering views over the village and French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. It also benefits from a feature fireplace with working chimney allowing for cosy evenings relaxing by the fireside.

The large kitchen diner was refitted in 2017 and includes an induction hob, extractor hood, circotherm oven, combination microwave/oven, warming drawer, full height fridge, separate freezer, dishwasher and separate pantry. It is thoughtfully designed for both every-day meals and larger gatherings and is complemented by a separate formal dining room for special occasions.

Adjoining the kitchen, the conservatory offers a tranquil retreat with lovely views of the garden and access to the patio via French doors, while the practical utility room provides extra storage and functionality for busy households.

For those working from home or requiring additional study space, the property boasts both a dedicated study off the kitchen and a separate home office above the double garage. This large open plan area allows working from home in a comfortable, spacious and private environment.

Upstairs, the principal bedroom is a true sanctuary, complete with fitted wardrobes and a modern ensuite with both a bath and separate shower for added comfort and convenience. Three further bedrooms are well-served by a family bathroom, making this home ideal for growing families or those seeking guest accommodation.

The property also benefits from a double garage and a generous driveway, providing ample parking and secure storage.

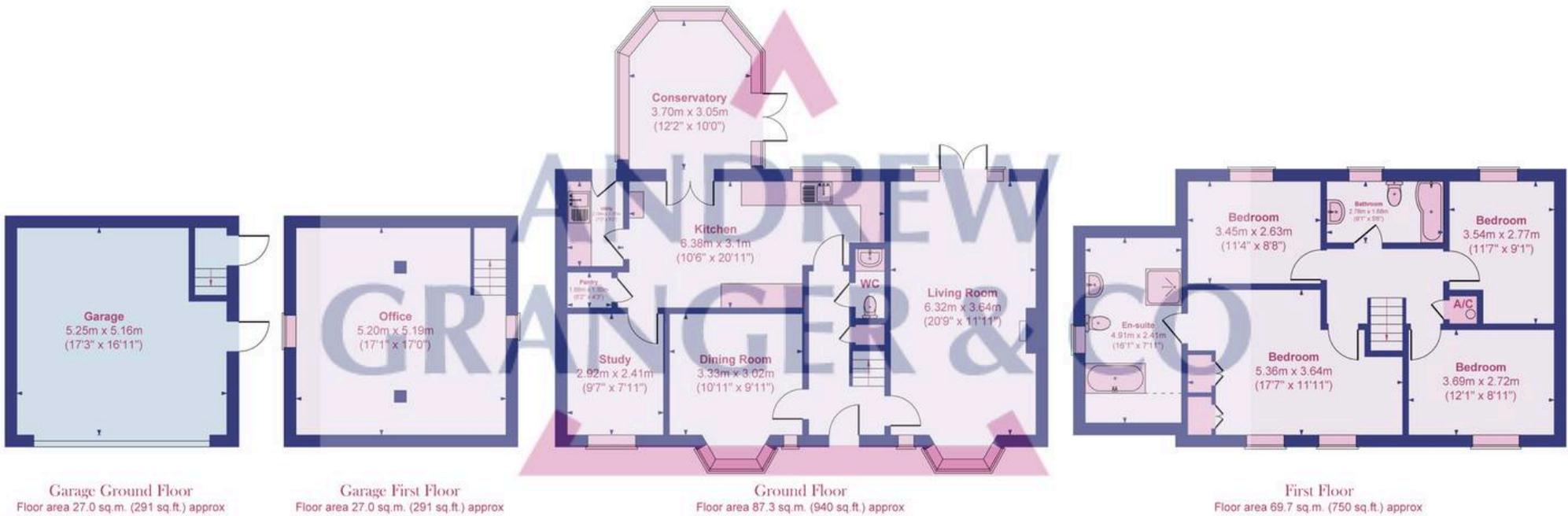
The property sits in-between larger than average front and rear gardens. The front garden is mainly laid to lawn with an attractive pathway leading to the front door, and some established shrubs and trees. The rear southeast facing garden is perfect for relaxing in the summer sun. It benefits from a large, stone patio area for dining or entertaining and a lawned area, and is finished with mature planting, shrubs and trees.

Throughout, the home is finished to a high standard, with well-maintained interiors





Approximate Gross Internal Area
 157.0 sq. m. (1690 sq. ft.)
 Garage Floor area 54.1 sq. m. (582 sq. ft.)
 Total 211.1 sq. m. (2272 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 · mkt.harboroughsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.