



“Rural Retreat”



Welford Road
Sibbertoft
LE16 9UJ



“Rural Retreat!”

This captivating, detached bungalow occupies a lovely position on the edge of the sought-after village of Sibbertoft, surrounded by a beautifully landscaped and well-established plot. The property enjoys mature, well-tended gardens and offers a superb layout featuring three bedrooms, a spacious open-plan living and dining area, a beautiful garden room, and a detached garage complete with a WC.





Property Highlights

Sibbertoft is a charming and well-connected village, known for its strong community feel. The surrounding area offers scenic walking routes and easy access to neighbouring villages such as Welford, Clipston, and Naseby, each offering pubs, shops and well-regarded primary schools. The property also falls within the catchment for Guilsborough School, while Market Harborough is just a short drive away with a mainline rail link to London St Pancras along with an excellent range of amenities.

Set back from the road, the property features a sweeping gravel driveway allowing extensive parking which leads to the garage, which benefits from an electric garage door, loft storage and a WC comprising of a low-level WC and hand wash basin. The beautiful gardens are framed by mature hedging and planting. The frontage is beautifully maintained and features a pond nestled within the planting.

Entrance is granted through a glass-panelled front door leading into a bright and welcoming porch, with a timber internal door leading into the entrance hall. The spacious hallway features wooden flooring providing access to two useful storage cupboards and doors to all further rooms.



Property Highlights

The living/dining room is a well-proportioned space, featuring a large window overlooking the front garden and a glass sliding door leading to the rear garden, both flooding the space with natural light. Double doors open into the charming garden room, which enjoys an amazing outlook to the beautifully landscaped gardens.

The kitchen is attractively presented with oak fronted shaker style eye and base level units, complemented by an integrated double oven, five ring gas hob with a hood over extractor fan a fridge/freezer, and dishwasher. There is ample worktop space and a breakfast bar with French doors leading out to the front elevation. The adjoining utility room offers plumbing for a washing machine, power for additional appliances, and direct access to the garden via a barn-style rear door.

The main bedroom enjoys a peaceful outlook over the rear garden and features fitted wardrobes and a modern ensuite comprising of ceramic tiled flooring comprising of a tiled wet room shower enclosure, a corner spa bath, a low-level WC and a pedestal wash hand basin with a window to the side elevation.



Property Highlights

The second bedroom is a generous double with a large window to the rear elevation while the third bedroom offers excellent flexibility, as either a large single bedroom or home office/study/playroom or dressing room.

The main bathroom comprises of a corner shower, low level WC and a pedestal wash hand basin.





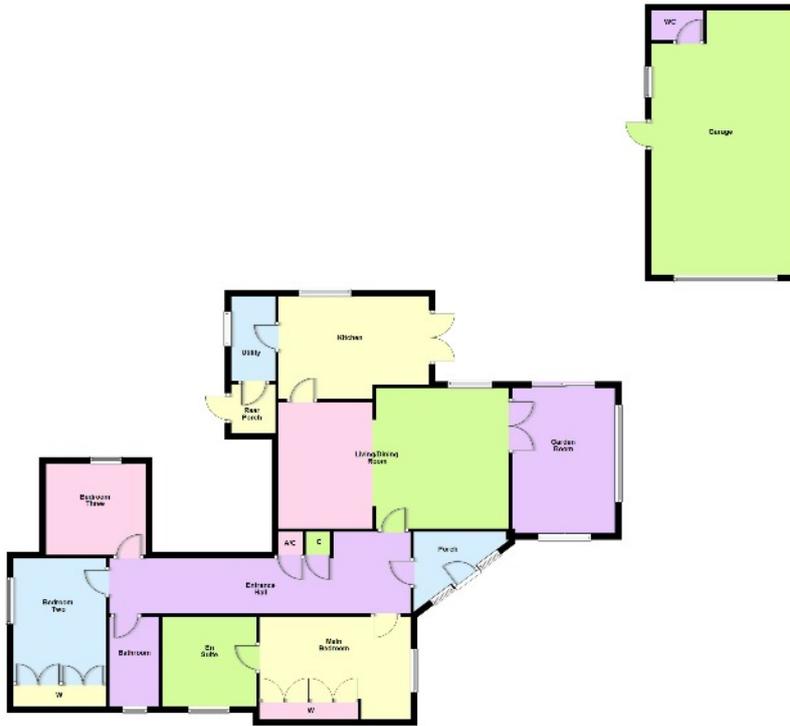
Outside

The stunning private gardens are beautifully landscaped to make the most of the generous wrap-around plot, incorporating expansive lawns, mature planting and a sun-soaked patio area with a beautiful water feature making the space ideal for outdoor entertaining and relaxing.

A dedicated vegetable garden with raised beds and a greenhouse provides a wonderful space for those with a passion for gardening.

The rear section enjoys a particularly private aspect, bordered by large hedgerows.

Ground Floor



Measurements

Living/Dining Room
7.16m x 4.62m (23'6" x 15'2") max

Garden Room
4.62m x 3.25m (15'2" x 10'8") max

Kitchen
4.75m x 3.28m (15'7" x 10'9") max

Utility
2.74m x 1.4m (9'0" x 4'7")

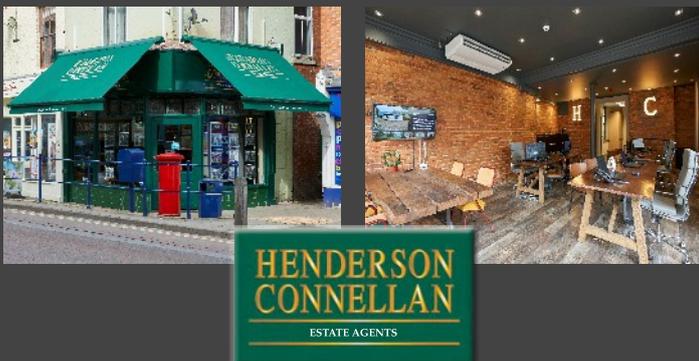
Main Bedroom
4.78m x 3.28m (15'8" x 10'9") max

En Suite
2.97m x 2.84m (9'9" x 9'4")

Bedroom Two
3.73m x 2.92m (12'3" x 9'7")

Bedroom Three
3.15m x 2.92m (10'4" x 9'7")

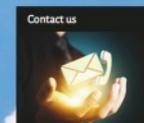
Bathroom
2.79m x 1.57m (9'2" x 5'2")



HENDERSON CONNELLAN
ESTATE AGENTS

63 High Street, Market Harborough,
Leicestershire, LE16 7AF
Sales (01858) 410400
email: marketharboroughsales@hendersonconnellan.co.uk

CONNECT with Henderson Connellan - SMART

 Selling Our Way	 Featured Properties	 Property for sale	 Property for rent
 Meet the team	 Village & country	 Talking homes	 Contact us

Property Search

Sales Rentals Bedrooms

Price