

8 Pegs Lane  
Clipston  
LE16 9SB

£425,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Nestled in the charming village of Clipston, Market Harborough, this delightful home offers a perfect blend of modern living and picturesque countryside views.

The property is deceptively spacious throughout and offers two sizeable reception rooms- ideal for both entertaining guests and enjoying quiet family time. The modern kitchen is well-equipped, making it a joy for any home cook.

The house boasts three bedrooms, including a vast master suite with en-suite bathroom, providing a private retreat for relaxation. The family bathroom is conveniently located to serve the other two bedrooms, ensuring ample facilities for all.

Outside, the expansive rear garden presents a stunning backdrop of the surrounding countryside, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property offers off-road parking for two vehicles, a valuable feature in this sought-after location.

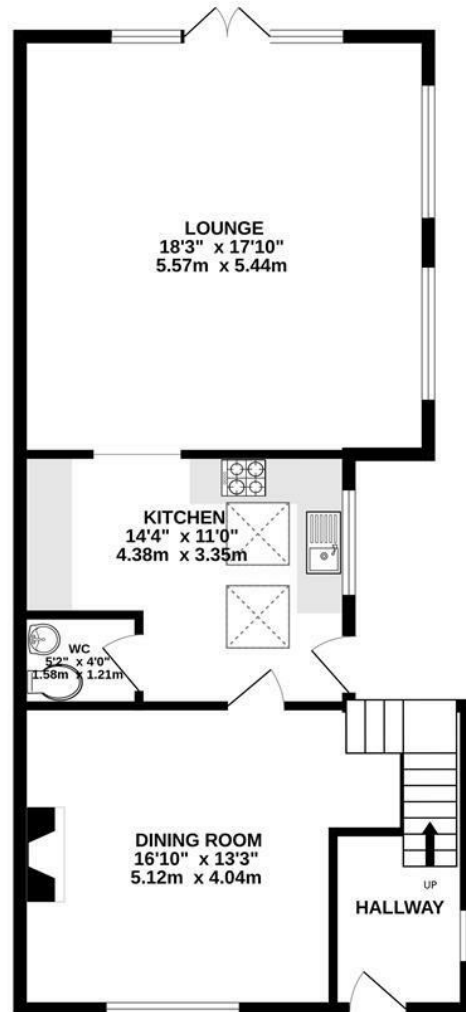
With its blend of modern amenities and scenic beauty, this home in Clipston is a rare find, appealing to families and professionals alike. Don't miss the opportunity to make this lovely house your new home.

Further benefits include no onwards chain. Viewings are strongly advised to appreciate this unique property, spacious accommodation and fantastic countryside views.

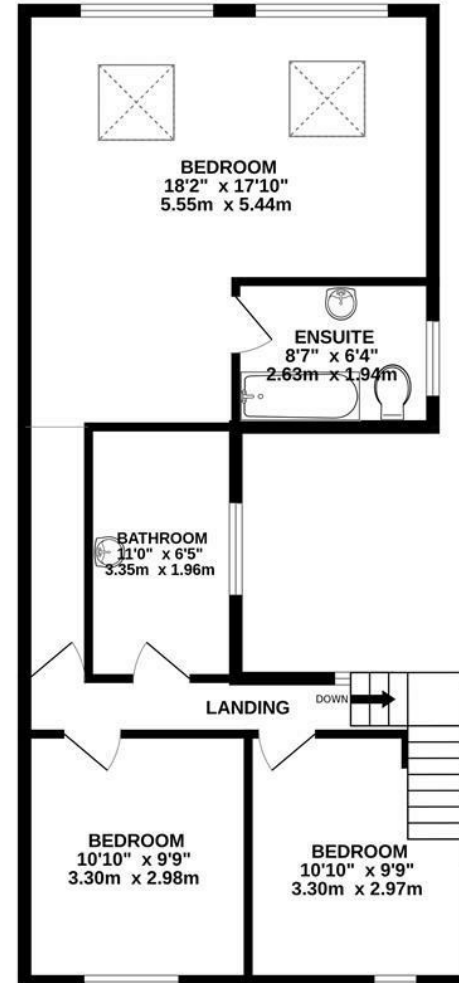
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# Floor Plan

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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...



Two Reception Rooms



Kitchen



Three Bedrooms



Family Bathroom and En-Suite



Rear Garden with countryside views



Driveway for two cars





# SELLER'S SECRET

Nestled in the heart of the English countryside, the charming village of Clipston offers the perfect blend of rural tranquillity and welcoming community spirit. Surrounded by rolling fields and scenic walking routes, Clipston is a sought after village location.



## Why we like it....

The village of Clipston is a desirable location and offers Clipston Primary School and well regarded public house The Bulls Head. The spacious accommodation throughout and stunning views are not to be missed.

To buy or not to buy....

# OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS  
01858 458 458  
[www.oscar-james.com](http://www.oscar-james.com)

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