

# Fairway

MARKET HARBROUGH

JAMES  
SELICKS

This detached home, sat on a corner plot, with landscaped gardens in one of the most desirable streets in Harborough, has been a much-loved family home for over fifty years. Boasting three bedrooms, 27ft sitting/dining room, 17ft family room/study, garage and car port, all offered for sale with no upward chain, it represents the ideal opportunity.

Detached family home • Corner plot • Three bedrooms • 27 ft sitting/dining room • 17 ft family room/study • Kitchen and guest cloakroom • Bathroom and shower cubicle within bedroom • Scope to extend subject to consents • Landscaped gardens front, side and rear • Garage and car port. No upward chain •

#### Accommodation

A welcoming hall greets you as you step inside. Stairs rise to your left, while to your right you will find a guest cloakroom with WC and wash hand basin set within a vanity unit. Ahead is a glass paned door which leads through to a bright, spacious sitting/dining room. Spanning over 27 ft in depth this space offers flexibility of use. A fireplace provides the focal point for the sitting area, while the dining area takes in the garden view through sliding patio doors. Glass-paned double doors lead through to the family room/study, at over 17 ft in depth it provides further access to the garden patio beyond.

The kitchen features a range of fitted wall and base units and further open shelf storage with fitted drawer below to the corner recess. There is space for appliances that include cooker, fridge and washing machine. You will also find a very handy pantry cupboard and further access outside to the side.

Upstairs are three bedrooms. The main bedroom features fitted wardrobes, cupboards and central drawers, while the guest bedroom at the rear features a walk-in shower cubicle. The family bathroom has been re-fitted with a three-piece white suite comprising bath, WC and wash hand basin. There is a built-in airing cupboard here too, with space for linen storage. Further storage can be found in the loft, which is accessed via pull down ladders, and is partially boarded.

#### Outside

Occupying a corner plot, this home is wrapped in delightful, mature gardens to the front, side and rear. A picket fence encloses the front garden, which is largely gravelled and features shrubbery borders and blossom tree. To the side you will find gated access to the rear and also an extensive, paved terrace with space for bin storage and timber framed shed.

The rear garden has been lovingly landscaped to provide the perfect oasis for all members of the family to enjoy. A central lawn is flanked by paved paths with deep borders beyond, a seating terrace which takes in the westerly aspect and paved patio terrace with space for dining and relaxing, and boasting an electric awning for shade. The pre-fabricated garage is at the top of the garden with vehicle access from the side via the car port.





#### Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. The property is situated a short distance of the town centre, rail station, Welland Park, Farndon Fields farm shop and local countryside walks.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed

**Conservation Area:** No

**Tax Band:** D

**Services:** The property is offered to the market with all mains services and gas-fired central heating.

**Meters:** Electric and gas smart meters

**Broadband delivered to the property:** Cable broadband

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Loft:** Boarded, insulated, lit with ladders

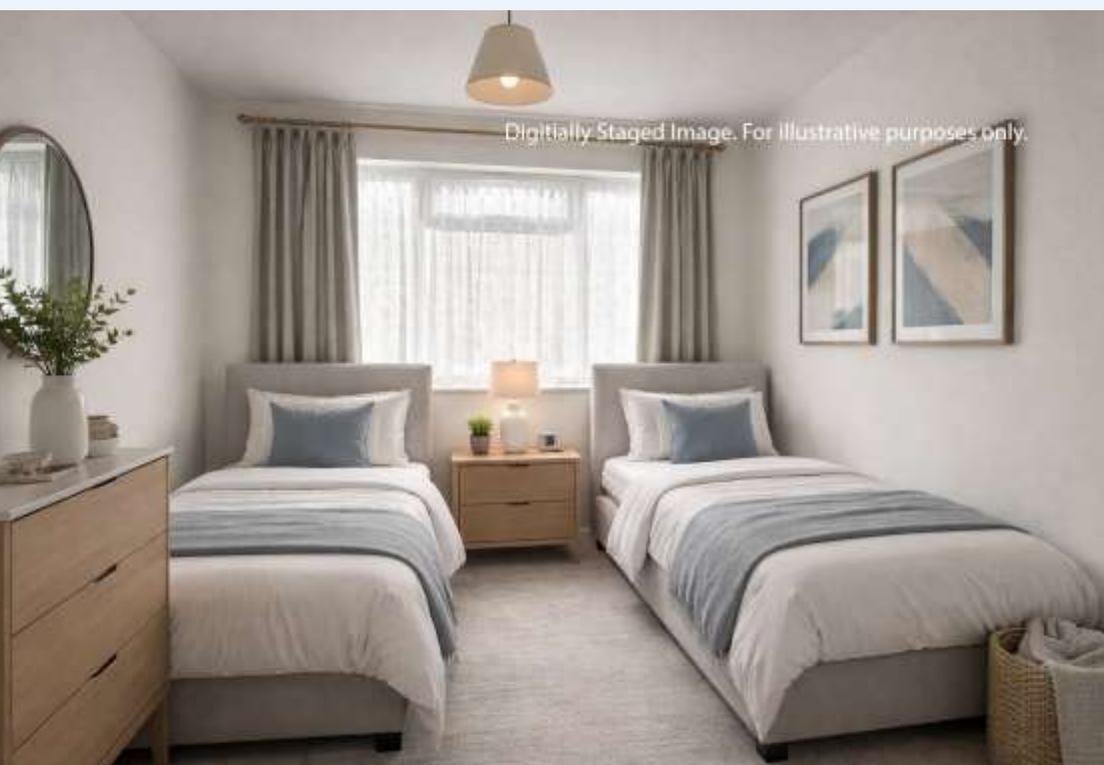
**Flooding issues in the last 5 years:** None

**Accessibility:** No accessibility modifications

**Planning issues:** None which our client is aware of

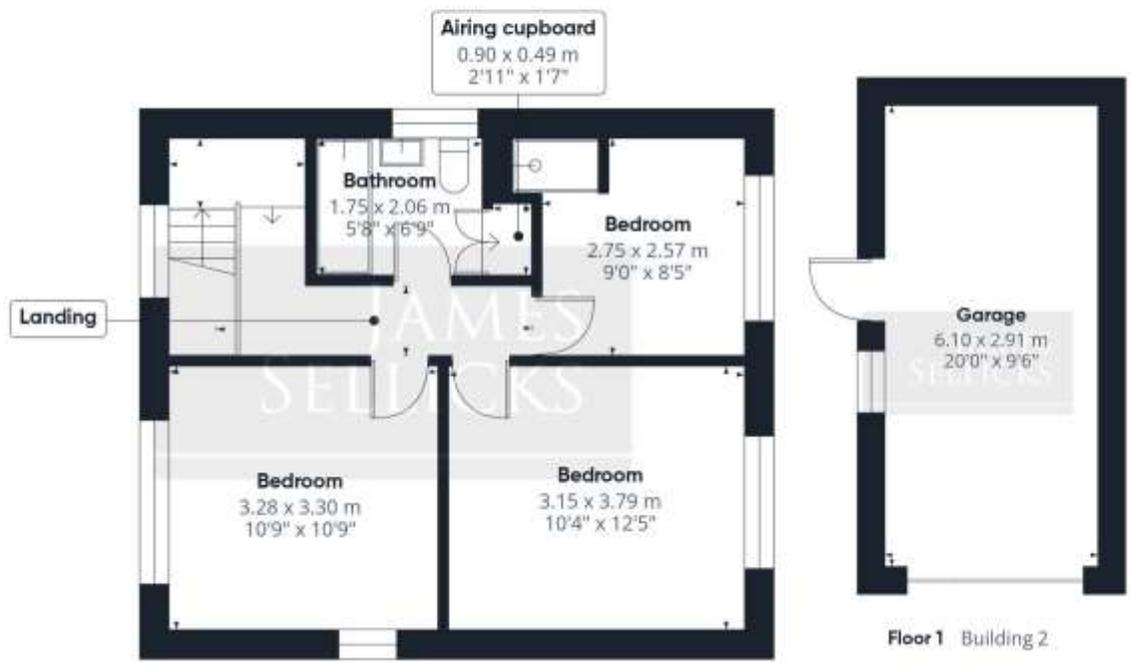
**Satnav Information:** The property's postcode is LE16 9QL and house number 18.







Floor 1 Building 1



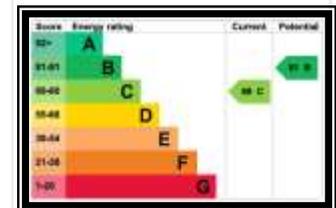
Floor 2 Building 1

Floor 1 Building 2

**House total area**  
101.68m<sup>2</sup>  
1094.48 ft<sup>2</sup>

**Garage total area**  
17.76m<sup>2</sup>  
191.17ft<sup>2</sup>

**Approximate total area<sup>(1)</sup>**  
119.4 m<sup>2</sup>  
1287 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@jamesseelicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

[jamesseelicks.com](http://jamesseelicks.com)



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#### Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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