

JAMES  
SELLICKS

Newcombe Street

MARKET HARBOROUGH

There are homes that simply feel right the moment you step inside and this beautifully extended and refurbished period end terrace is one of them. Blending character charm with striking contemporary design, it offers over 1,200 sq. ft of thoughtfully crafted living space, centred around an impressive 33ft open-plan kitchen, living and dining area. With a landscaped garden, versatile accommodation and a superb location within walking distance of the town centre and rail station, this is a home that effortlessly combines lifestyle and convenience.

- Extended and comprehensively refurbished Victorian end terrace
- Stylish fusion of period character and contemporary design
- Approximately 1,200 sq. ft of distinctive accommodation
- Stunning 33ft open-plan kitchen, living and dining space with bi-folds to landscaped garden
- Sitting room with stunning log burner and bay window with shutters
- Separate utility room and guest cloakroom
- Three generous double bedrooms
- Principal bedroom suite with dressing room and ensuite
- Landscaped rear garden and off-road parking for a small vehicle
- Walking distance to town centre amenities and mainline station

#### Accommodation

From the moment you approach this attractive palisaded Victorian end terrace, the cedar-clad side extension hints at the unique space within. The entrance hall leads to an exceptional 33ft open-plan kitchen, living and family room, a true showpiece of the home. The kitchen is creatively styled with an eclectic blend of upcycled and vintage elements, including generous worktops reclaimed from former school laboratories, glazed dresser-style cabinets, and ample base units. A breakfast bar peninsula provides the perfect setting for informal dining, while contemporary cabinetry houses integrated double ovens and space for an American-style fridge/freezer. A walk-in pantry is neatly tucked beneath the stairs. The dining area to the rear enjoys abundant natural light from overhead skylights and full-width bi-fold doors opening seamlessly onto the garden. A utility room with Belfast sink sits discreetly to the side, leading through to a guest cloakroom.

Reclaimed black bi-fold doors, reminiscent of Crittall styling, open into a cosy sitting room to the front of the property with a stunning log burner and bay window boasting plantation shutters.

Upstairs, the sense of space continues. The principal bedroom suite comprises a generous double bedroom, dedicated dressing room and a stylish ensuite shower room with twin vanity units and walk-in shower. Two further double bedrooms provide excellent accommodation, with the front bedroom benefitting from extensive fitted wardrobes. The family bathroom has been refitted in a fresh white suite, complete with bath and shower attachment, pedestal basin and low-level WC, enhanced by tongue-and-groove panelling in contrasting tones.

#### Outside

Externally, the property is equally appealing. The palisaded front garden creates an attractive first impression, while a gravel driveway to the side provides off-road parking for a small vehicle and gated access to the rear, which is ideal for discreet bin storage or bicycles. The landscaped rear garden has been thoughtfully arranged with a paved dining terrace, raised planting beds and a lawn bordered by a gravel pathway. A timber shed is available via a separate negotiation, and offers practical garden storage, completing this beautifully presented and highly individual home.

This property will not hang around on the market and comes with the Agent's highest recommendations. We encourage all buyers to view as soon as possible.

#### Location

Market Harborough is an historic charming and vibrant market town with a variety of independent shops, boutiques, hotel and restaurants. There is also a mainline rail link to London St. Pancras International which may be reached in just under an hour. The M1 is accessible at junction 20, and the A14 lies to the South. Schooling within the area is well catered for both within the state and private sector.





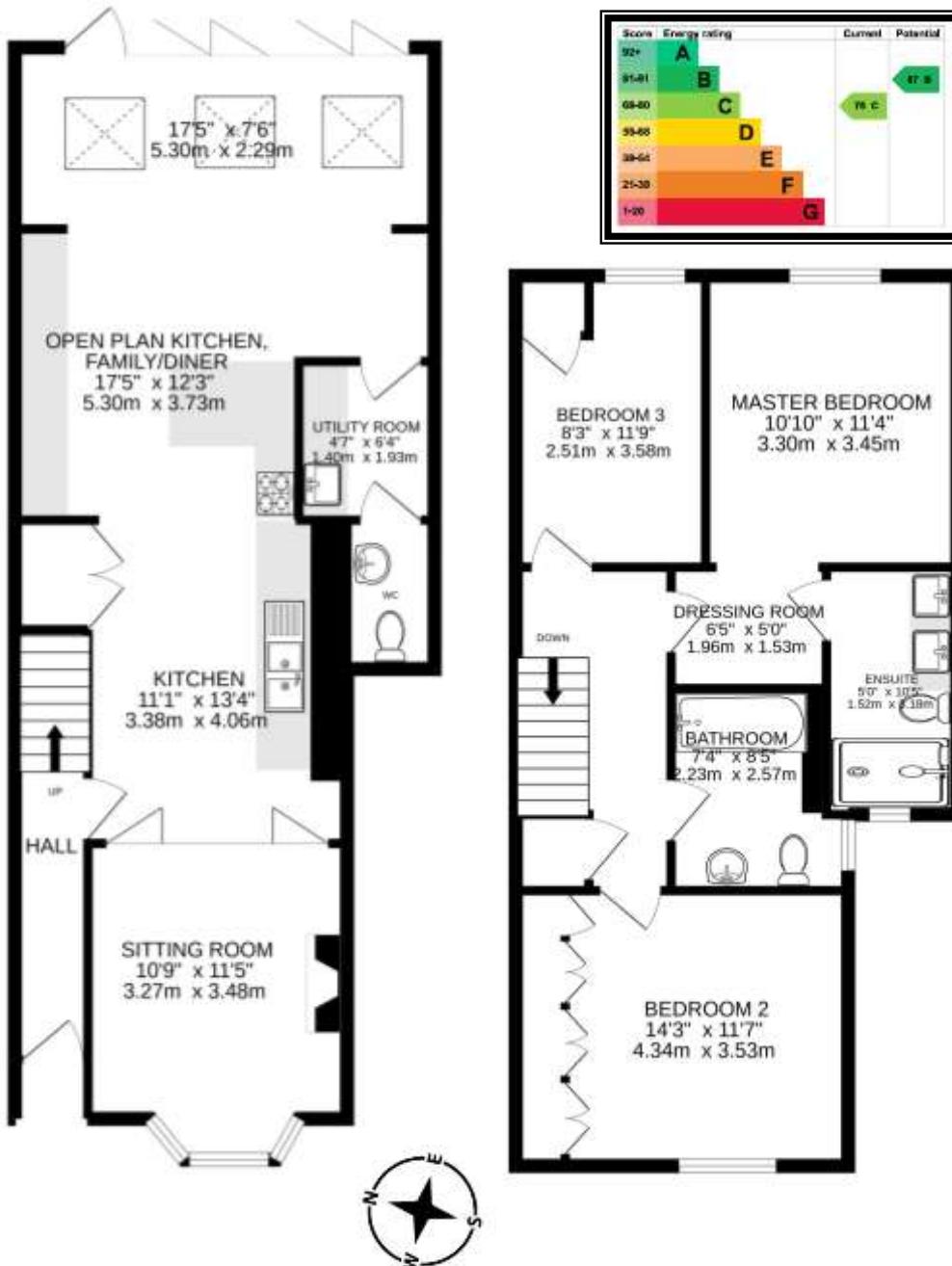


Total Floor Area = 1298 Sq. Ft (120.6 Sq. M)

Ground Floor = 693 Sq. Ft (64.4 Sq. M)

First Floor = 604 Sq. Ft (56.2 Sq. M)

Measurements are approximate. Not to scale. For illustrative purposes only.



#### Satnav Information

The property's postcode is LE16 9PB, and house number 37

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed. Built 1902

Conservation Area: No

Tax Band: B = £1782.84 (2026-27)

Services: The property is offered to the market with all mains services and gas-fired central heating, and a solid fuel log burner.

Broadband delivered to the property: FTTP

Meters: Water meter, and gas and electric smart meters

Loft: Boarded, insulation, lit, and has ladders

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes. Neighbour has a right of access to maintain their property

Flooding issues in the last 5 years: No

Accessibility: Steps up to the front door. Two storey dwelling with no modifications. Wheelchair access could be via rear bifold doors.

Cladding: Cedar cladding to front and rear elevations of the extension. No EWS1 form available



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

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

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

Please follow us on Instagram:



#teamsellicks

#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.



JAMES  
SELLICKS