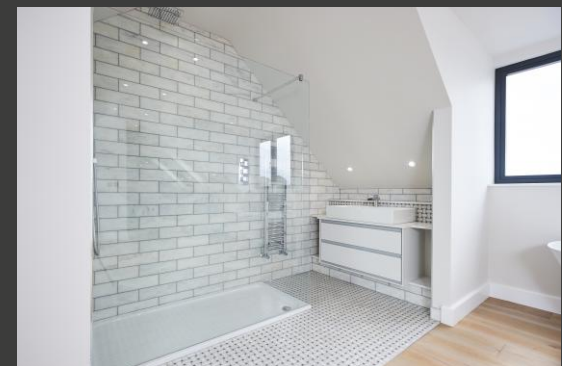




1 BINDLEY COURT – MARKET HARBOROUGH



1 BINDLEY COURT, MARKET HARBOROUGH, LE16 9EZ

Bindley Court is located in Market Harborough town centre in close proximity to all amenities, bars and restaurants. Market Harborough has indeed been voted one of the best places to live in the UK, most recently praised by *The Sunday Times* for its independent shops, thriving café culture, and fast under-an-hour train links to London St Pancras. Bindley Court is perfectly placed to enjoy all the town has to offer.

KITCHEN

- Miele integrated appliances to include
- Dishwasher
- Combination oven
- Microwave
- Fridge / Freezer
- Induction hob
- Quooker hot water tap
- Caple downdraft extractor
- Caple one and half bowl sink
- Unique coloured marble worktops and upstands
- Double height
- Lacquered soft close white gloss units
- Jerusalem stone floor tiles

ELECTRICAL & HEATING

- Cove lighting
- LED lighting throughout
- Smart TV & CAT5 points
- Satellite wi-fi
- Underfloor heating
- Burley Lattitude gas fire
- Condensing gas boilers

BATHROOMS & EN-SUITES

- Villeroy and Boch bath
- Portuguese marble tiling
- Heated towel rails
- Full height tiling
- Back to wall w.c.
- Vanity Units
- Crosswater taps
- Mosaic tiled floors
- Ideal standard premium sanitaryware

FEATURES

- Marble and stone flooring to entrance
- Solid oak internal doors
- Glass balustrades
- Jerusalem stone & Limed oak floors
- Block & Beam construction
- Graphite powder coated rooflights
- Graphite powder coated external doors
- Video entry system
- Smoked graphite switches
- Glass & Oak staircase

ACCOMMODATION

Bindley Court comprises of five freehold properties of exceptional build, quality and design, situated in the heart of the sought-after location of Market Harborough.

This unique property combines the finest of materials and offers the following flexible accommodation:

To the ground floor the marble tiled entrance hall with ambient lighting and video entry system leads onto, two bedrooms, bedroom two has an en-suite bathroom and fitted wardrobes, bedroom three is currently used as a home office. Both bedrooms benefit from solid limed oak flooring.

A separate fully tiled shower room serves bedroom three. A fully equipped utility room, with sink and integrated washing machine alongside ample units is a useful addition and used as a second kitchen area.

To the first floor, the glazed foyer opens onto full length open plan living to include living area, dining and kitchen. The living area and dining area. Two sets of glazed sliding doors provide access to full width terrace with glazed balustrade, perfect for al-fresco dining or entertaining. The living area has a gas fire or those winter evenings, solid limed oak flooring with concealed floor sockets, dining area with an abundance of light, steps up to double height kitchen with exposed timbers, Miele integrated appliances, exposed brickwork and marble surfaces.

The first floor boasts the master bedroom suite with standalone bathtub, en-suite fully tiled bathroom with two independent vanity units, sleeping area with limed oak floors. Dressing area with fitted wardrobes and eves access.



OUTSIDE

1 Bindley Court benefits from a carport of brick construction with power and light and two additional car parking spaces, one within the courtyard, one external.

The courtyard is accessed via electric gates laid with Portuguese Calsada paving. The courtyard has low level ambient lighting. A dedicated bin storage area has slate pitched roof, internal lighting and power.

Particulars prepared July 2026

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Naylors Estate Agents

12 The Square, Market Harborough, Leicestershire LE16 7PA

sales@naylorsestateagents.com

naylorsestateagents.com

01858 45 00 20

Make the move

