

Fleetwood Gardens

MARKET HARBOROUGH, LEICESTERSHIRE



JAMES
SELICKS

A deceptively spacious and highly versatile four-bedroom detached bungalow, offering significantly extended accommodation, a superb open-plan living kitchen, generous reception space and a detached garden office/workshop. Offered to the market with the added benefit of no upward chain.

Deceptively spacious detached bungalow • Approximately 1,786 sq. ft of accommodation in total • Three bedrooms and two bath/shower rooms • Impressive open-plan living/dining kitchen • Substantial separate sitting room • Versatile gym/playroom and separate study/bedroom four • Principal bedroom with en-suite shower room • Useful utility room and additional storage • Detached workshop/summerhouse with separate office • Low-maintenance gardens and generous off-road parking • No upward chain

Accommodation

This spacious property offers considerably more accommodation than its frontage might initially suggest, having been substantially extended to create a flexible single-storey home of approximately 1,786 sq. ft in total. At its heart is an impressive open-plan living/dining kitchen, complemented by a large sitting room, gym/playroom/bar and study/bedroom four, while three bedrooms include a principal suite with its own shower room. Outside, the low-maintenance garden incorporates an excellent detached outbuilding, currently arranged as a workshop/summerhouse and separate office, providing valuable additional space for those working from home or pursuing hobbies. The photographs show the property's bright, spacious interiors and particularly useful garden building.

The entrance hall provides a welcoming introduction to the property, which benefits from a handy store cupboard, and leads through to the impressive open-plan living/dining kitchen. The kitchen is fitted with a comprehensive range of cabinetry and incorporates a breakfast bar, while the adjoining living and dining area provides plenty of room for both relaxed seating and a substantial dining table. Patio doors open directly onto the garden, bringing plenty of natural light into the room and creating an easy connection between inside and out. A useful utility room sits just beyond the kitchen, where there is white appliance space, Belfast sink and additional storage.

The extended accommodation continues into an exceptionally generous sitting room, creating a second substantial living space away from the open-plan kitchen. Beyond this is a long and highly versatile gym/playroom/bar, which could equally serve as a games room, hobby room or further family space, together with a useful store. A separate study/bedroom four provides a dedicated area for home working and large overhead storage cupboard. The scale and flexibility of these additional rooms make the bungalow particularly well suited to purchasers looking for more than conventional single-storey accommodation.

There are three bedrooms, with the principal bedroom positioned within the extended part of the property and benefitting from a large, fitted wardrobe with ample overhead storage and its own en-suite shower room. Two further bedrooms are situated towards the front, served by the main bathroom. The accommodation is predominantly neutrally presented, with natural wood flooring featuring throughout much of the principal living space and extensive roof glazing bringing additional light into the extended areas.

Outside

To the front, the bungalow is set behind a gravelled driveway providing ample off-road parking, with gated access continuing alongside the property through to the rear, store and former garage. The frontage is deliberately low maintenance, complementing the practical nature of the home.

The extremely private rear garden has similarly been designed with ease of upkeep in mind, combining paved and gravelled areas with an area of artificial lawn and a timber pergola, creating several places in which to sit and entertain. There is a garden shed providing additional storage. A major feature is the substantial detached timber outbuilding, divided to provide a workshop/summerhouse and a separate office. This is an excellent addition for anyone working from home and offers considerable potential as a studio, hobby space or garden retreat.





The rear garden has similarly been designed with ease of upkeep in mind, combining paved and gravelled areas with an area of artificial lawn and a timber pergola, creating several places in which to sit and entertain. There is a garden shed providing additional storage. A major feature is the substantial detached timber outbuilding, divided to provide a workshop/summerhouse and a separate office. This is an excellent addition for anyone working from home and offers considerable potential as a studio, hobby space or garden retreat. Immediately to the rear of the garden is access to a strip of land reserved for nature, this in turn leads to the award-winning Farndon Fields Farm Shop.

Location

Market Harborough is an historic charming and vibrant market town with a variety of independent shops, boutiques, hotel and restaurant, and regularly features in The Sunday Times 'Best Places to Live' and is often considered one of the best places to live in the east midlands. 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.

Tenure: Freehold **Local Authority:** Harborough District Council **Tax Band:** C

Listed Status: Not Listed. **Built** c.1970's **Conservation Area:** No

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

Meters: Gas & Electric smart meters, and a water meter **Loft:** Part boarded, insulated, lit, with ladders

Broadband delivered to the property: FTTP

Construction: Brick and block cavity wall

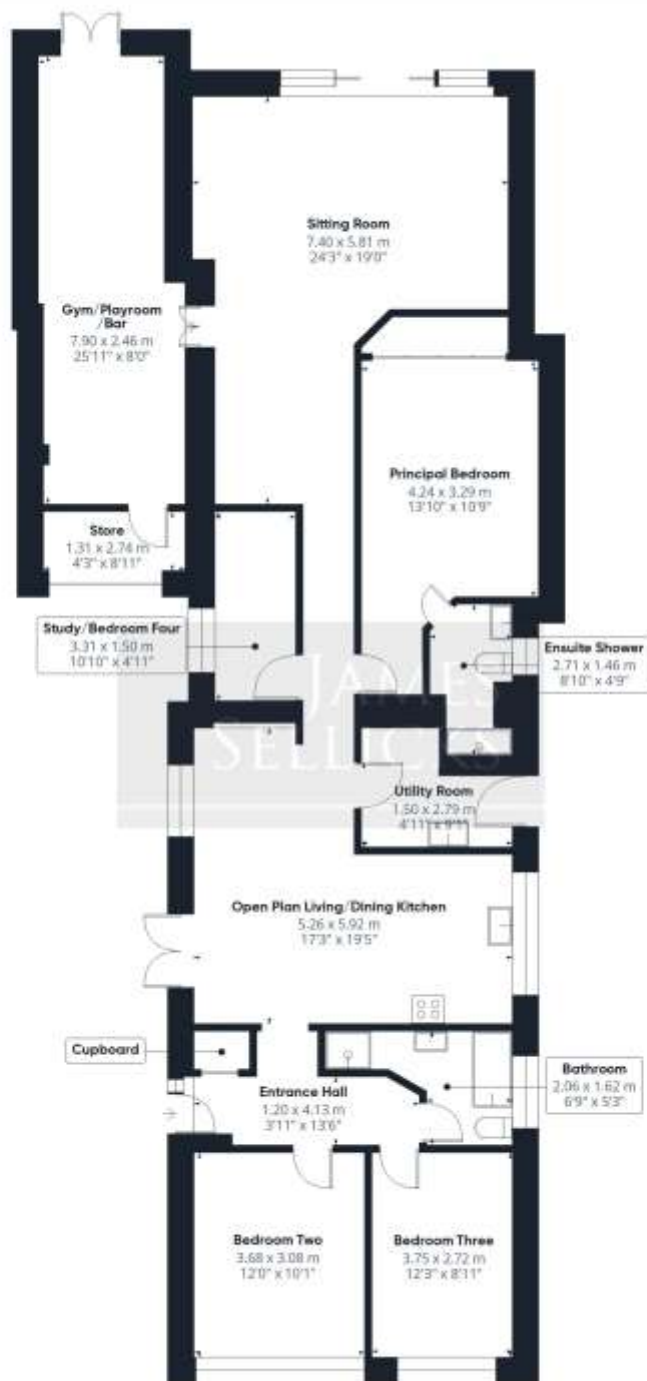
Wayleaves, Rights of Way & Covenants: Yes. The title contains historic restrictive covenants dating principally from the original development of the estate in the 1950s and 1960s. These include restrictions relating to boundary treatments, the building line, garages and other structures, the sale of alcohol and the creation of access onto Farndon Road. The title also reserves rights for existing services and utilities serving neighbouring land.

Flooding issues in the last 5 years: No **Accessibility:** Single storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients **Satnav Information** The property's postcode is LE16 9LX.







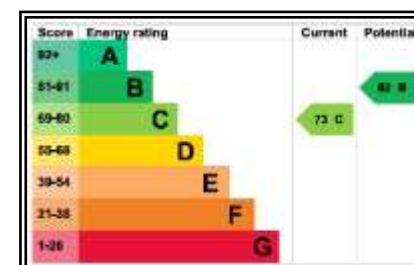
Floor 1 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

165.8 m²
1786 ft²



(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.

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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.

