2 David Hobbs Rise
Market Harborough
LE16 7YE

£390,000

OSCAR JAMES

...expect excellence

WHAT'S GREAT?

Ideally situated within one of the area's most desirable developments, this impressive detached residence offers generous and beautifully proportioned accommodation, perfectly designed for modern family living. Ideally positioned within walking distance of the highly regarded Meadowdale Primary School, the train station and the town centre, the property combines everyday convenience with an enviable lifestyle.

The heart of the home is the spacious kitchen/dining room, providing an ideal setting for both family life and entertaining, while the generous living room offers a welcoming space in which to relax and has patio doors leading out on to the garden. Complementing the ground floor is a practical utility room and a convenient cloakroom/WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from a stylish en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom, making the home perfectly suited to growing families.

Outside, the south-facing rear garden provides a wonderful extension of the living space, offering an ideal environment for outdoor dining, entertaining and enjoying the sunshine throughout the day. To the front, the property benefits from a garage and ample off-road parking.

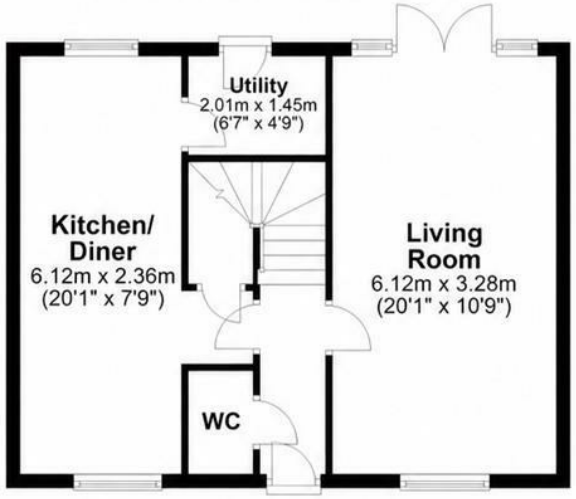
Combining generous accommodation, an excellent layout and a prime location close to excellent schooling, transport links and local amenities, this is a superb family home that offers both comfort and practicality. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

Floor Plan

David Hobbs Rise,
Market Harborough, LE16 7YE

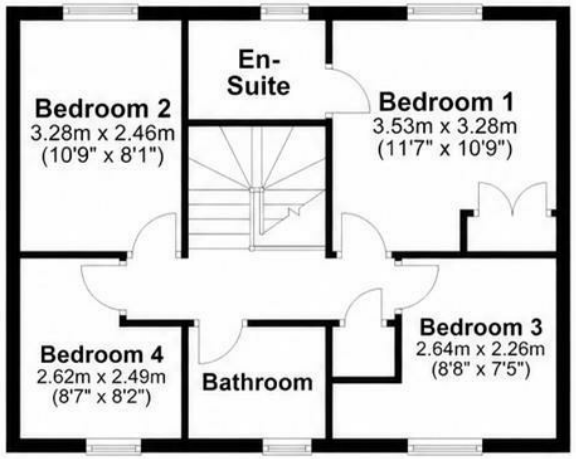
Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)
For illustration purposes only - not to scale

At a glance...

- Spacious living room
- Kitchen/ dining room
- Four bedrooms
- En-suite and family bathroom
- South facing rear garden
- Garage and off road parking

TENDER IS THE NIGHT
LYING BY YOUR SIDE
TENDER IS THE TOUCH
OF SOMEONE THAT YOU
LOVE TOO MUCH
TENDER IS THE DAY
THE DEMONS GO AWAY
LORD I NEED TO FIND
SOMEONE WHO CAN SAVE MY SOUL
COME ON, COME ON, COME ON
GET THROUGH IT
COME ON, COME ON, COME ON
LOVE'S THE GREATEST THING

these are a few of my
FAVORITE things

SELLER'S SECRET

We have been extremely happy living here and have thoroughly enjoyed our time in the property. During our ownership, we have made a number of improvements, including installing a new boiler this year and fitting new flooring, which have further enhanced the home. We hope the new owners will enjoy living here as much as we have and will love this wonderful home as much as we do.

Why we like it....

Tucked away within a highly sought-after and peaceful cul-de-sac, this appealing property enjoys a wonderfully private setting whilst remaining conveniently positioned for a range of local amenities and everyday essentials. Early viewing is highly recommended to fully appreciate the position, charm and appeal this lovely home has to offer.

To buy or not to buy....

OSCAR JAMES

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