



Lavender Cottage, 3 Harborough Road, Clipston, Market Harborough,
Leicestershire, LE16 9RT

HOWKINS &
HARRISON

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3 Harborough Road, Clipston,
Market Harborough, LE16 9RT

Guide Price: £515,000

Welcome to this stunning and characterful three-bedroom cottage, perfectly nestled in a quiet and desirable location. From the moment you step through the charming front porch, you are met with warmth, style, and thoughtful design. This home is a rare blend of period charm and modern comforts, offering flexible living spaces, an abundance of natural light, and beautifully finished interiors throughout. Ideal for families, professionals, or anyone seeking a peaceful retreat with ample living space. There is a small single garage and a driveway offering off-road parking.

Features

- Three beautifully proportioned double bedrooms
- Stylish living room with fireplace and open fire
- Bright and inviting sunroom for year-round relaxation
- Spacious kitchen with plenty of storage and access to a private sun-trapped patio
- Separate dining room
- Downstairs shower room
- Dedicated home office area
- Chic, modern family bathroom
- Off-road driveway parking
- Small single garage
- Charming period features
- Fully boarded and insulated loft with an integrated ladder



Location

The highly sought after village of Clipston lies close to the borders of Leicestershire and Northamptonshire, approximately 5 miles south west of the thriving town of Market Harborough and some 15 miles north of Northampton. The village has a friendly, active community life and contains two churches, public house, riding school, sporting and recreational facilities with tennis courts, children's play area, village hall, pre-school nursery and the well reputed Clipston Primary School. The area offers many sought after preparatory schools. Maidwell, Pitsford, Spratton are nearby. Secondary schools are available at Guilsborough, Rugby, Uppingham, Oundle, Leicester and Northampton. The town of Market Harborough is close by which hosts a range of facilities, with excellent shops and supermarkets, bars, restaurants, cafes, a theatre, leisure centre and golf club. Both the city of Leicester and the town of Northampton offer an extensive array of commercial and leisure amenities and thriving shopping centres. Water sports are available at Pitsford Reservoir and Rutland Water. For the commuter, there are mainline rail services from Market Harborough and Rugby into London St Pancras and Euston train stations, which can be reached in just under one hour. The A14 is approximately three miles to the south, with the M1 being accessible at Junction 20 and the M6 to the west. East Midlands Airport, Birmingham, Stansted and Luton are all within easy reach.



Ground Floor

As you enter via the inviting front porch you step into a beautifully tiled entrance hallway, a stylish and functional space that seamlessly connects to the main living room—a cosy yet sophisticated space, featuring a delightful open fireplace with exposed brickwork which provides an attractive focal point. Perfect for cosy evenings or entertaining guests, the room offers a blend of rustic charm and contemporary style. Flowing effortlessly from the living room is a bright and airy sunroom, flooded with natural light thanks to its generous glazed windows and doors. This tranquil space is ideal for reading, enjoying a morning coffee, or simply unwinding while overlooking the pretty courtyard garden. The kitchen is a practical space with cream shaker style units offering plenty of storage, Belfast sink and ample worktop space. Perfectly suited for home cooks and busy households. The kitchen opens directly onto a private, sun-trapped patio—a peaceful, low-maintenance outdoor area ideal for al fresco dining or relaxing in the sunshine. A separate and generously sized dining room provides the perfect setting for family meals or entertaining, while the downstairs shower room adds flexibility and convenience for guests and busy mornings.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





First Floor

At the top of the stairs, the landing offers a cleverly designed home office space, perfect for remote workers or students needing a dedicated study area. The main bedroom lies to the rear of the property, offering a calm and spacious retreat, complete with built-in storage and a soothing neutral colour palette that enhances the light and airy feel of the room. The second bedroom is another generously sized double, featuring a beautiful decorative fireplace, exposed wooden flooring and attractive wall panelling to one wall. The third bedroom is also a comfortable double room, ideal for guests, children, or as a second home office. This room benefits from dual aspect windows, affording plenty of natural light, and tongue and groove panelling to the walls. Completing the upper floor is the main family bathroom, which is modern, chic, and spacious, with high-quality fittings and stylish décor—a luxurious spot to unwind. The bathroom comprises of freestanding contemporary bath with freestanding tap, wall mounted bespoke vanity unit with his and hers wash hand basins, along with a separate shower enclosure with black framed glass screen and matching black shower fittings with rainfall shower head.

Outside

To the rear of the property, the sunny, enclosed courtyard garden offers privacy and is perfect for outdoor seating, alfresco dining, or simply relaxing. This low-maintenance outdoor space is a real bonus for those who love the outdoors without the upkeep of a garden. The property is enclosed by a low level brick wall and a stunning established Wisteria adorns the front, creating a picturesque appearance that is sure to captivate all who pass by. To the side of the cottage, there is ample off-street parking for up to three vehicles, as well as a single garage - ideal for a small car, storage, or use as a workshop or home gym. This home offers a truly unique opportunity to own a character-rich cottage that has been lovingly maintained and updated to a high standard. Whether you're looking for a peaceful retreat, a family home, or somewhere with flexible work-from-home space, this property has it all.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

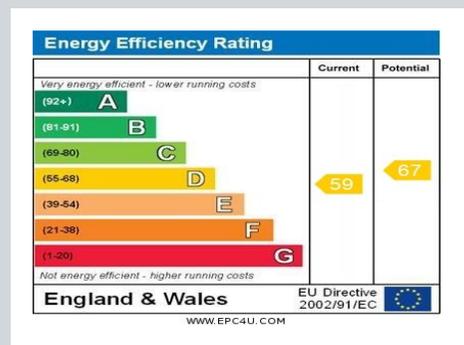
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

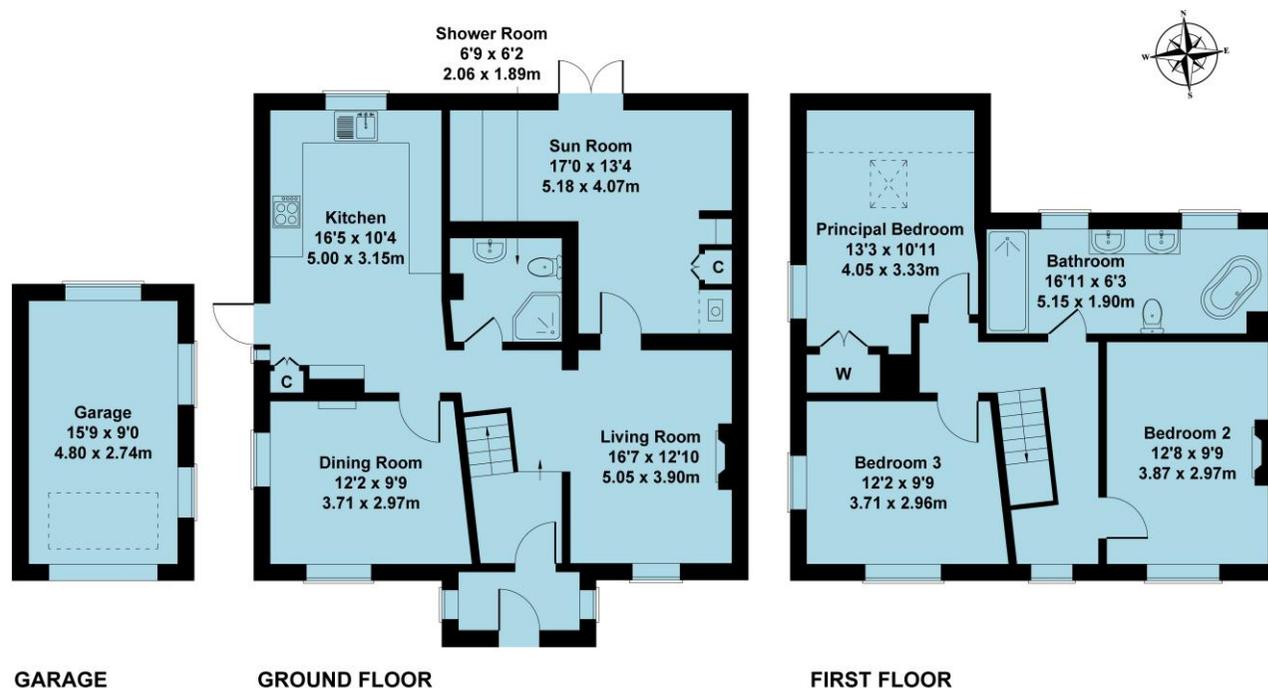
Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – C.



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Approximate Gross Internal Area
1550 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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