

JAMES
SELICKS

Foxton

MAIN STREET, FOXTON, MARKET HARBOROUGH

Situated in the heart of the ever-popular village of Foxton, this beautifully presented detached bungalow offers spacious and versatile single-storey living extending to over 1,600 sq. ft. The property offers excellent accessibility throughout for wheelchair users and those with mobility requirements, with wide circulation spaces, level accommodation and accessible bath/shower facilities. Centred around a superb open-plan living space, the bungalow combines generous room proportions with modern convenience, creating an ideal home for families, downsizers or purchasers seeking future-proofed living. Set back from Main Street behind a private driveway, the property enjoys a mature rear garden, ample parking and a highly regarded village location close to local amenities and countryside walks.

Spacious detached bungalow extending to approximately 1,622 sq. ft • Layout ideal for wheelchair users and accessible living throughout • Sought-after village location in the heart of Foxton • Impressive open-plan kitchen, dining and living area • Three generous double bedrooms • Principal bedroom with accessible en-suite shower room • Contemporary family shower room designed with accessibility in mind • Separate utility room • Private driveway providing extensive off-road parking • Enclosed rear garden with patio terrace •

Accommodation

The property has been thoughtfully configured to accommodate wheelchair access throughout, making it particularly attractive for purchasers seeking accessible or future-proofed accommodation. Wide internal doorways, generous circulation space and adapted shower facilities ensure practicality without compromising on style or comfort. The entirely single-storey layout further enhances ease of movement and accessibility, creating a home that is both highly functional and exceptionally versatile.

The property is entered via a welcoming central reception hall which provides access to all principal rooms and creates a wonderful sense of space throughout the home. The true heart of the property is the impressive open-plan kitchen, sitting and dining room, extending to over 27 ft in length. This sociable space has been designed for modern living, combining a well-appointed fitted kitchen with extensive cabinetry and integrated appliances alongside generous areas for dining and relaxation. Large windows and glazed doors flood the room with natural light whilst providing attractive views across the garden. A particular feature are the twin lantern roof lights.

A separate utility room offers valuable additional storage and laundry facilities, helping to keep the main living areas uncluttered. The layout flows effortlessly, making the property equally suited to everyday family life and entertaining. Neutral décor and contemporary finishes throughout create a bright and inviting atmosphere, allowing prospective purchasers to move straight in and enjoy the accommodation from day one.

The bedroom accommodation is particularly well balanced, comprising three excellent double bedrooms. The principal bedroom is notably spacious and benefits from its own en-suite shower room, together with direct access to the garden through glazed doors. Bedrooms two and three are both generous doubles served by a modern family shower room, making the arrangement ideal for families, visiting guests or those requiring additional space for home working.

Outside

The property occupies an attractive position along Main Street and is approached via a generous gravelled driveway providing ample off-road parking for several vehicles. A low-level picket fence and mature planting create an attractive frontage, while the bungalow itself presents a smart and well-maintained appearance within the village street scene.

To the rear, the enclosed garden provides a private and peaceful outdoor environment. A paved terrace immediately adjoins the property and offers an excellent space for al fresco dining and entertaining, while the lawn is bordered by mature trees, shrubs and established planting which enhance privacy and colour throughout the seasons. The garden enjoys a pleasant balance of open space and greenery, creating a wonderful extension of the internal living accommodation during the warmer months.





Location

The village of Foxton is surrounded by picturesque countryside and offers a strong sense of community centered around the village hall, the church of St. Andrews, two popular public houses, and Foxton Locks is a pleasant short walk along the canal where there is a restaurant and further pub. Schooling is catered for by the well-regarded Foxton Primary School. The area is well known for its attractive rolling countryside. The nearby town of Market Harborough offers a variety of niche shopping, local supermarkets, restaurants and a wide range of leisure and recreational facilities and a mainline rail service to London St. Pancras in little under an hour.

Tenure: Freehold

Local Authority: Harborough District Council **Tax Band:** E

Listed Status: Not Listed.

Conservation Area: Yes, Foxton Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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

Loft: Boarded **Meters:** Electric smart meter and a water meter

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction, built circa early 2000's

Wayleaves, Rights of Way & Covenants: Yes

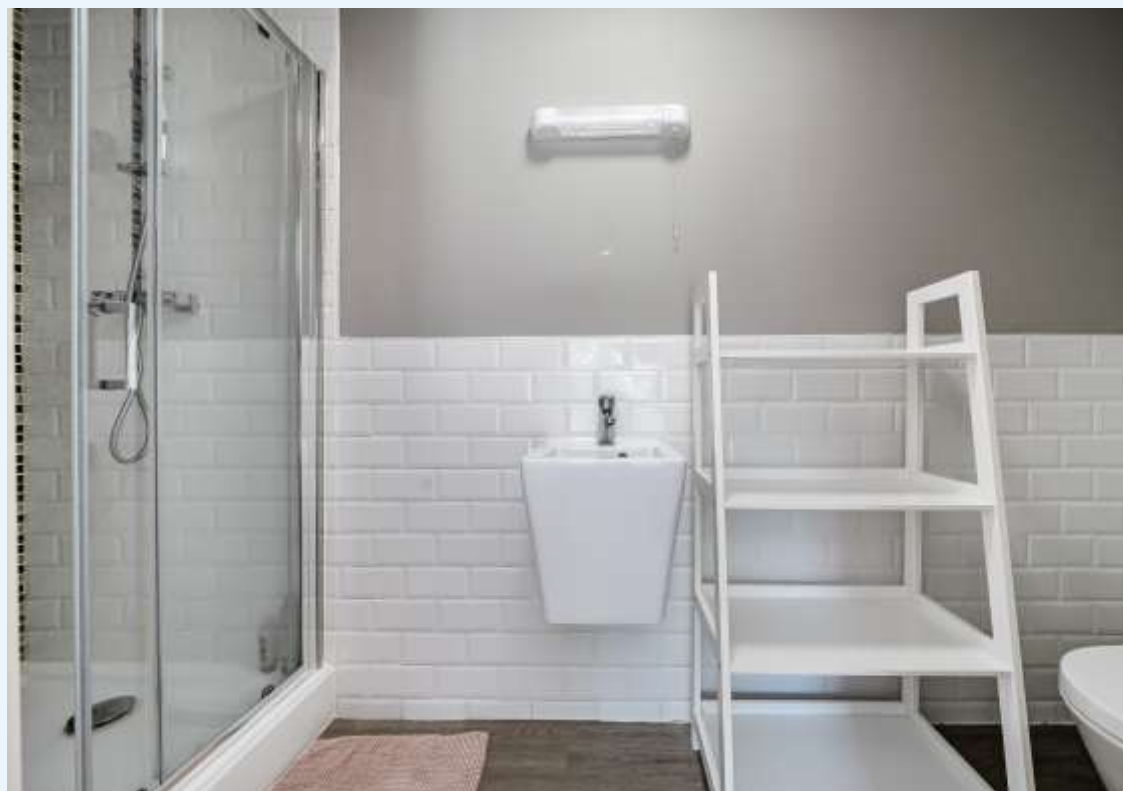
Flooding issues in the last 5 years: No

Accessibility: Single storey dwelling

Planning issues: None our clients are aware of

Satnav Information The property's postcode is LE16 7RB





59 Main Street, Foxton, Market Harborough, LE16

Approximate Area = 1622 sq ft / 150.6 sq m

For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

