



Main Street
FOXTON, MARKET HARBOROUGH

JAMES
SELICKS



Positioned within the heart of the highly regarded village of Foxton, 10 minutes from Market Harborough, this attractive and generously proportioned detached family home offers beautifully balanced accommodation alongside a wonderful sense of space both inside and out. Thoughtfully arranged and immaculately presented, the property combines versatile living with a superb open-plan kitchen, all set within a delightful plot in one of south Leicestershire's most sought-after locations. Offered for sale with no upward chain.

Attractive detached family home in a prime Foxton position • Highly desirable village setting near Market Harborough • Spacious sitting room plus additional snug/family room • Impressive open-plan dining kitchen with central island • Separate study ideal for home working • Practical utility room and ground floor cloakroom • Three well-proportioned bedrooms • Generous family bathroom with separate bath and shower, plus an ensuite to the principal bedroom • Private, landscaped rear garden with entertaining terrace • Driveway parking and detached outbuilding/store • No upward chain

Accommodation

The setting perfectly complements the lifestyle offered by Foxton; a picturesque and well-connected village, renowned for its unspoilt countryside charm and famous locks, yet remains within easy reach of Market Harborough's excellent amenities and mainline rail links to London St. Pancras.

The ground floor offers an excellent flow of living space, ideal for modern family life. Beautifully appointed with high quality engineered oak flooring, porcelain tiled flooring and wet underfloor heating to the main living accommodation. Oak doors are seen throughout, which complement the oak bannisters and handrails to the stairs and landing.

The property is entered via a pretty, canopied storm porch into a welcoming reception hallway, which leads through to a generous sitting room with direct access to the beautiful rear garden via French doors with full height windows either side. A cast iron log burner takes centre stage in this light, spacious room. It is further complemented by a separate snug which provides a more intimate retreat.

The real heart of the home is the superb open-plan dining kitchen, fitted with a range of eye and base level units under Quartz preparation surfaces and centred around a substantial island with deep pan drawers, creating a sociable and functional space for both everyday living and entertaining. French doors open out to the garden, allowing natural light to flood in. A separate study provides an excellent work-from-home option, while a utility room and a guest cloakroom add further practicality.

To the first floor, the property continues to impress with a superb central landing with oak staircase and a lantern roof light adding further light to this already light property. There are three well-sized bedrooms, all thoughtfully arranged off the landing. The principal bedroom is particularly spacious and boasts a well-appointed ensuite shower room. The remaining double bedrooms offer flexibility for family, guests or additional workspace. A stylish family bathroom is fitted with both a contemporary freestanding bath and separate shower. Throughout, the home is well presented with a light, airy feel.

Outside

The property enjoys an attractive frontage with a neat lawn and a driveway providing off-road parking. A pedestrian gate to the right gives access into the rear garden.

To the rear, the garden has been thoughtfully landscaped to create a private and inviting outdoor space, featuring a paved terrace ideal for al fresco dining and summer entertaining. Steps lead up to a lawn with well-stocked borders planted for year-round interest and colour. A brick-built store offers the perfect place to store lawnmowers and outdoor furniture.





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. Built 2010

Conservation Area: No

Loft: Insulated, boarded with lighting

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

Meters: Electric and gas smart meters and a water meter

Broadband delivered to the property: FTTC (154 mbps)

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling, no modifications undertaken for accessibility

Planning issues: None our clients are aware of

Satnav Information: The property's postcode is LE16 7RB, and house number 57.







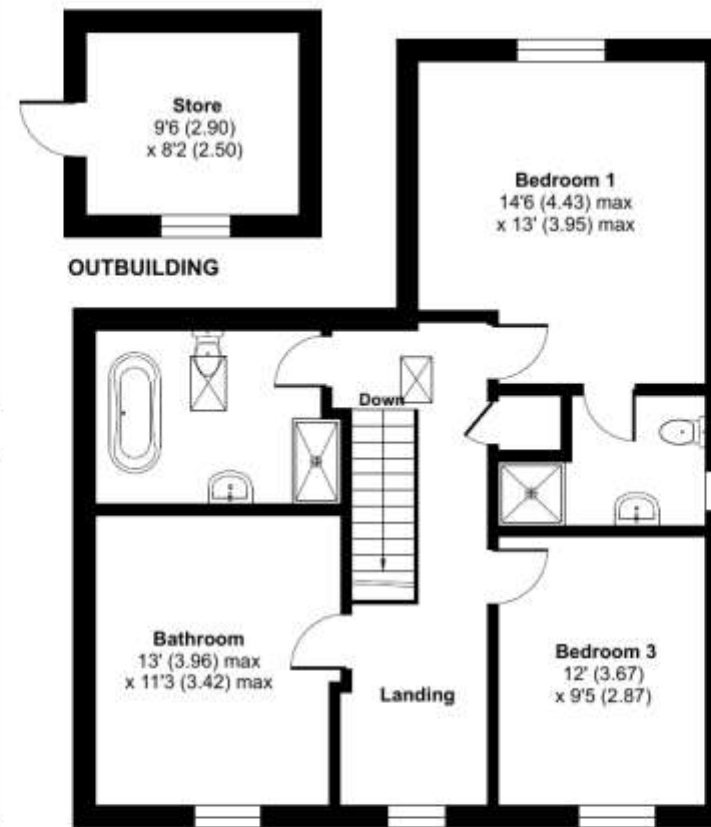
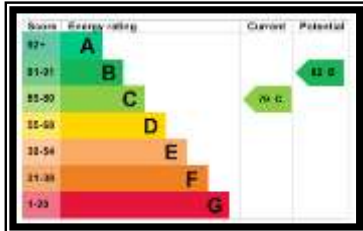
Main Street, Foxton, Market Harborough, LE16

Approximate Area = 1646 sq ft / 152.9 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesselicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesselicks.com

Please follow us on Instagram:

 [@jamesselicksmarketharborough](https://www.instagram.com/jamesselicksmarketharborough)

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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.

