

8 Pegs Lane
Clipston
LE16 9SB

£450,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Nestled in the charming village of Clipston, Market Harborough, this delightful house offers a perfect blend of modern living and picturesque countryside views.

With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet family time. The modern kitchen is well-equipped, making it a joy for any home cook.

The house boasts three comfortable bedrooms, including a master suite with an en-suite bathroom, providing a private retreat for relaxation. The family bathroom is conveniently located to serve the other two bedrooms, ensuring ample facilities for all.

Outside, the rear garden presents a stunning backdrop of the surrounding countryside, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property offers off-road parking for two vehicles, a valuable feature in this sought-after location.

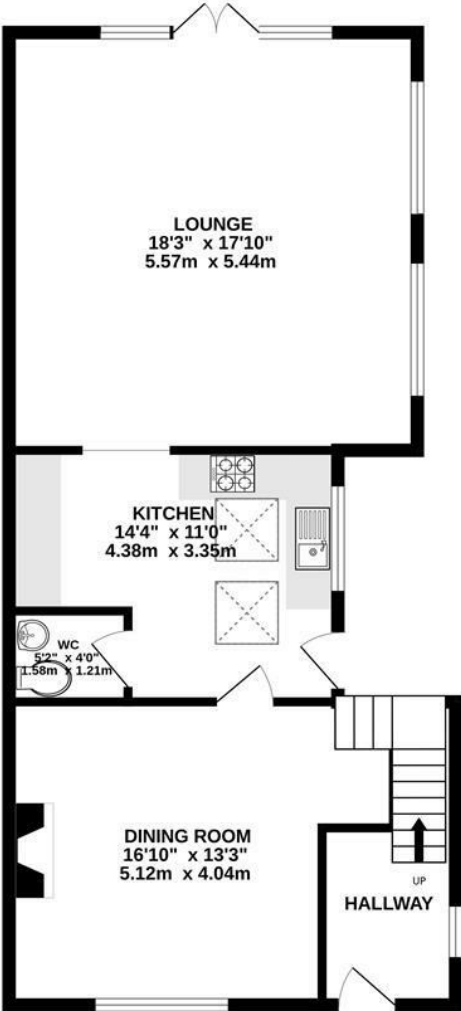
With its blend of modern amenities and scenic beauty, this home in Clipston is a rare find, appealing to families and professionals alike. Don't miss the opportunity to make this lovely house your new home.

Further benefits include no onwards chain, viewings are advised to appreciate this unique property.

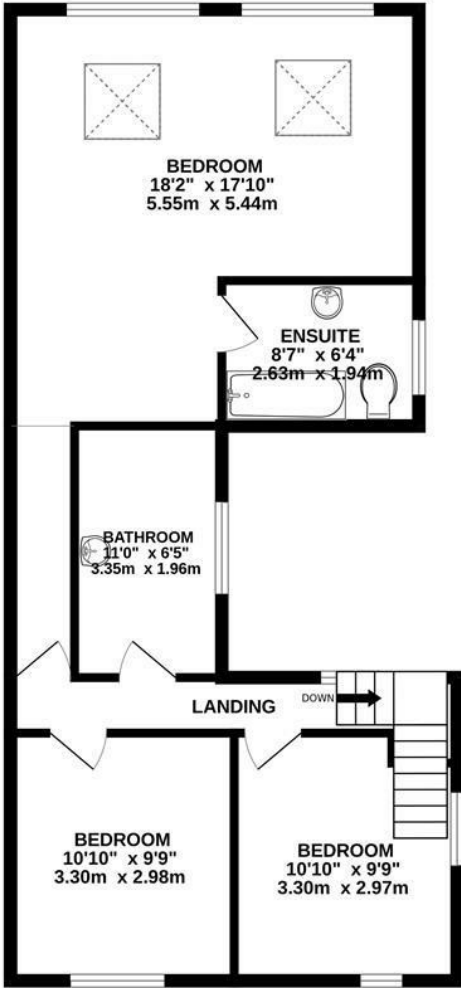
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Floor Plan

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...



Two Reception Rooms



Kitchen



Three Bedrooms



Family Bathroom and En-Suite



Rear Garden with countryside views



Driveway for two cars





SELLER'S SECRET

Nestled in the heart of the English countryside, the charming village of Clipston offers the perfect blend of rural tranquility and welcoming community spirit. Surrounded by rolling fields and scenic walking routes, Clipston is a place where life moves at a gentler pace, yet there's always something to bring people together. Located very near to Naseby, the site of the Battle of Naseby (1645).



Why we like it....

The village of Clipston is always a very desirable and offers the Clipston Endowed Controlled Primary School and well regarded public house The Bulls Head. This isn't just a village, it's a destination for those who appreciate good company, great food and the simple pleasures of countryside living.

To buy or not to buy....

OSCAR JAMES

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