



# The Woodlands

MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7BW

JAMES  
SELICKS







A stunning five-bedroom detached property located on the renowned Woodlands in Market Harborough. Recently fully renovated by the current owners to a very high standard, and boasting a superb living kitchen with a garden room which takes best advantage of the views over the property's deep plot and beautiful gardens which back on to the Grand Union Canal.

Spacious five-bedroom detached home • Immaculately presented & meticulously renovated • Stunning open plan living kitchen with garden room off • Reception dining hall • Sitting room & Study • Master bedroom with dressing room & ensuite • Four further bedrooms • Further ensuite & family shower room • Large driveway & double garage • Stunning deep lawned gardens • Backs onto the Grand Union Canal • Total plot approx. 0.49 acres

#### Accommodation

The property is entered via a front door flanked by full height windows into a reception dining hall which has a cloaks cupboard off with window to side elevation. The dining area has a bifold door to the rear elevation overlooking the garden. In addition is a feature dual sided cast iron log burner which serves both the dining area and sitting room. A staircase with oak and glass balustrades rises to the first-floor landing. Double oak doors provide access to a sitting room with a triple aspect comprising window to the front, two windows to the side and bifold doors to the rear garden and entertaining terrace. The dual sided cast iron log burner and solid oak flooring complete the room. A guest cloakroom has a window to the front, a low flush WC, wash basin, heated chrome towel rail, part tiled walls, tiled flooring, and an airing cupboard.

Off an inner hallway is the study which overlooks the garden and has solid oak flooring, and a door giving access into the double garage which has electric up and over door and a personnel door to the side. A door from the garage gives access to the boiler room. Opposite the open plan kitchen is the utility room with storage cabinets, sink and drainer unit and white appliance space.

The principal feature of this superb family home is the simply stunning open plan living kitchen which opens out into wonderful garden room. The kitchen has a fantastic range of sleek contemporary eye and base level units with soft closing drawers, with a beautiful white quartz worktop over with a one and a quarter bowl undermounted sink and drainer unit. Integrated appliances include a Siemens built-in dishwasher, Siemens built-in fridge freezer, Siemens Combi oven with microwave and oven beneath, Siemens hob with glass splashback and contemporary black hood over. A large island unit has a matching quartz worktop providing additional preparation space and a breakfast bar with storage beneath. The stunning garden room has bifold doors to two sides, which opens the room up completely and blends seamlessly with the patio entertaining space beyond. It boasts a glass lantern roof light and a gorgeous cast iron log burner set within a corner of the room creating a striking focal point. Throughout the open plan kitchen and garden room porcelain tiled flooring, with underfloor heating to the garden room.

Stairs rise to a fantastic first floor galleried landing with a window to the front elevation, it is spacious enough to accommodate a further study area or space for a secondary staircase to the second floor if required (subject in necessary planning consents for a loft conversion). The generous master bedroom suite has two sets of Juliet balconies to the rear elevation overlooking the garden, with a further window to front elevation and loft access. It benefits from a dressing room and ensuite bathroom with a window to front, and a contemporary suite comprising wash hand basin, tiled bath, double shower enclosure with rainforest showerhead, heated chrome towel rail, part tiled walls and tiled floor.

Bedroom two has a dual aspect and has an ensuite shower room with a double shower cubicle with rainforest showerhead, WC, wash hand basin, heated chrome towel rail, and fully tiled walls and floor. Bedroom three is located to the front of the property and has a dual aspect, and bedrooms four and five are situated to the rear with views over the garden and canal beyond. The family shower room completes the accommodation and has a window to front, a double shower cubicle with rainforest showerhead, WC, wash hand basin, fully tiled walls, and flooring.







### Outside

The property is situated on one of Market Harborough's most desired and prestigious tree-lined addresses, and owing to its deep frontage is set back from the road offering a degree of privacy. There is a large tarmac driveway providing car standing for several vehicles, which leads to a double integral garage. A manicured lawn has mature shrub and herbaceous borders creating the perfect backdrop to a beautiful and established Chestnut tree. The boundaries are fenced and gated side access leads to the rear gardens.

A large patio spans the complete width of the property and boasts an undercover eating area with power and lights creating the perfect spot for an outdoor kitchen, while immediately abutting the property is plenty of space for further outside seating areas. Steps descend from the garden room to a further decked entertaining area blending both inside and outside beautifully. A deep lawn has matured hedged and fenced boundaries and a range of specimen trees, plants and shrubs creating year-round interest and a timber summerhouse. To the rear of the plot the property backs onto the Grand Union Canal encapsulating what has become synonymous with living on 'The Woodlands'.

### Location

The Woodlands has long been regarded as one of Market Harborough's most prestigious addresses, lying on the northern fringes of the town, in a quiet setting with houses particularly well-spaced. The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

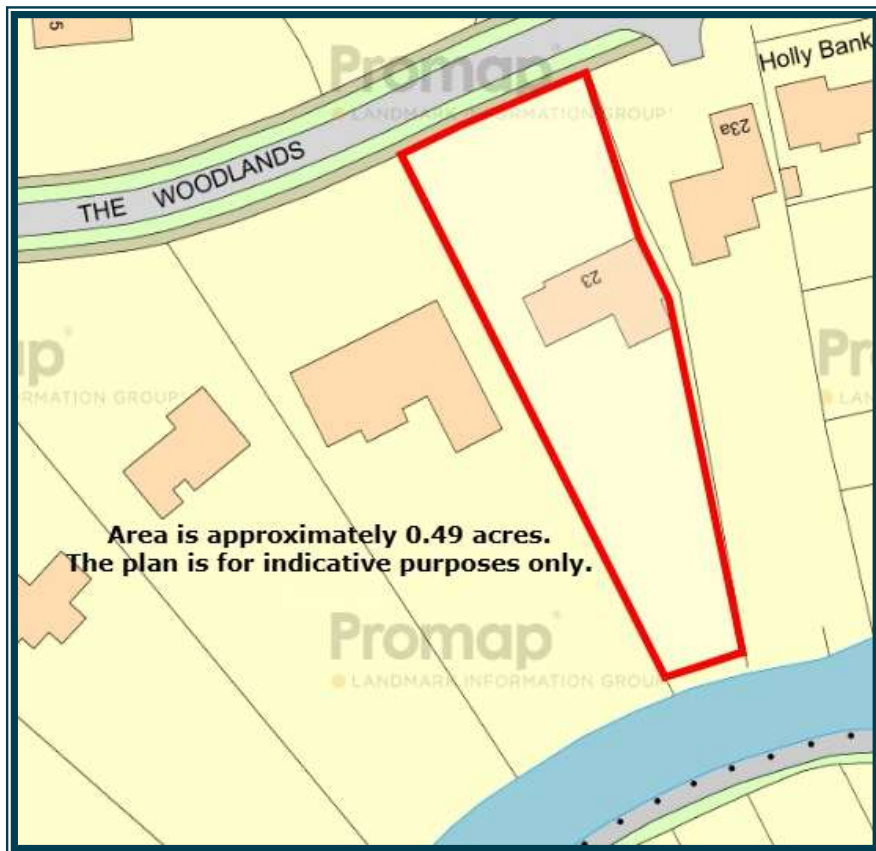
### Satnav Information

The property's postcode is LE16 7BW, and house number 23.









Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: Yes

Tax Band: G

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

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The Title contains covenants

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for James Sellicks Estate Agents, REF: 1129391

## The Woodlands, Market Harborough, LE16

Approximate Area = 3007 sq ft / 279.3 sq m (excludes void)

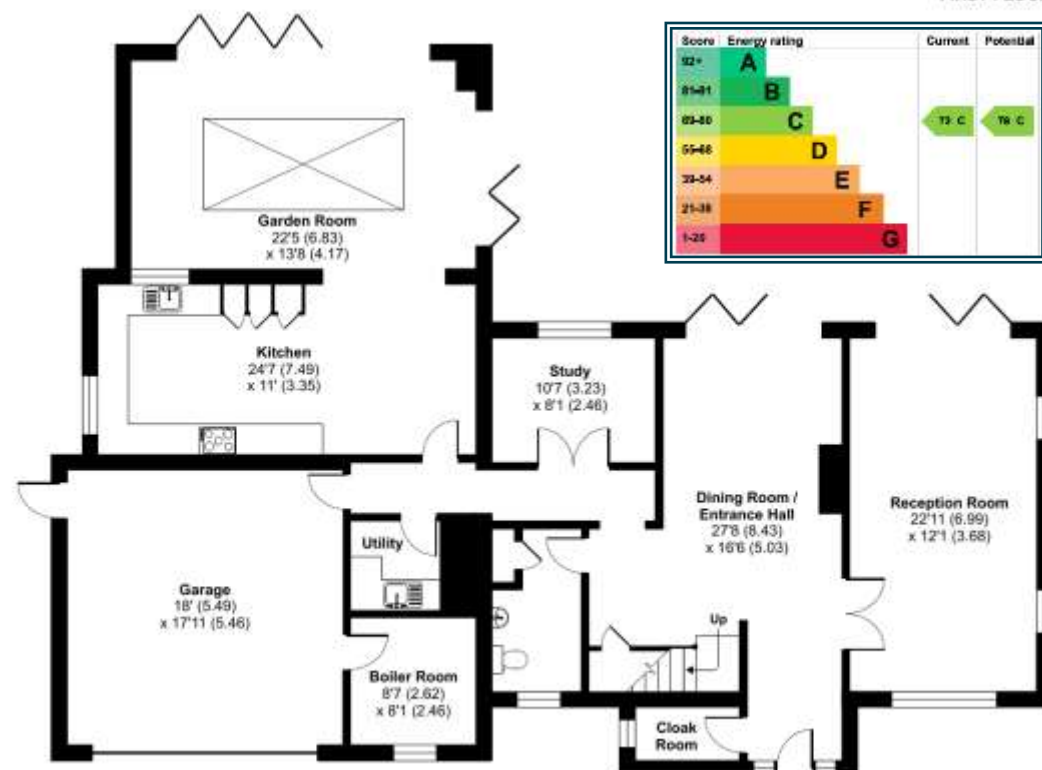
Garage / Boiler Room = 396 sq ft / 36.8 sq m

Total = 3403 sq ft / 316.1 sq m

For identification only - Not to scale



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73: C	76: C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR







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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.

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