



6 Burnmill Road, Market Harborough  
£725,000

ANDREW  
GRANGER & CO



# 6 Burnmill Road

Market Harborough, Market Harborough

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- A substantial 3/4 Bedroom Detached Family Home
- Ideal for Commuters to London St Pancras
- Entrance Hallway, Guest Cloakroom, Living Room, Dining Area.
- Inner Hallway, Breakfast Kitchen, Utility Room
- Principal Bedroom with Ensuite Bathroom
- Dressing Room/Bedroom 4
- Additional Double bedroom and Family Bathroom
- Second Floor Bedroom/Hobby Room with Views
- Impressive Rear Garden offering A Good Degree of privacy
- No Upward Chain





## 6 Burnmill Road

Market Harborough, Market Harborough

This substantial three or four bedroom detached family home presents a superb opportunity for those seeking spacious and versatile accommodation within easy reach of London St Pancras, making it ideal for commuters.



Upon entering, you are welcomed by a generous entrance hallway that leads to a guest cloakroom, a bright and airy living room, and a dedicated dining area, perfect for entertaining or family gatherings. The inner hallway connects to a thoughtfully designed breakfast kitchen with ample storage and workspace, complemented by a practical utility room for added convenience.

The principal bedroom is a true retreat, featuring its own ensuite bathroom for privacy and comfort. A flexible dressing room (which could serve as a fourth bedroom) adds further adaptability to the layout. There is also an additional double bedroom and a well-appointed family bathroom, ensuring comfort for all household members.

On the second floor, a versatile bedroom or hobby room offers elevated views and the potential for use as a home office or creative space.

The property is offered with no upward chain, streamlining the purchasing process for prospective buyers. Throughout, the home is well-presented and thoughtfully arranged to meet the demands of modern family life, combining generous proportions with practical features. With its excellent commuter links, adaptable accommodation, and a high degree of privacy, this property is a rare find and must be viewed to be fully appreciated.



Approximate Gross Internal Area  
156.4 sq. m. (1684 sq. ft.)



**Ground Floor**  
Floor area 78.4 sq.m. (844 sq.ft.) approx

**First Floor**  
Floor area 55.8 sq.m. (601 sq.ft.) approx

**Second Floor**  
Floor area 22.2 sq.m. (239 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

**DISCLAIMER**  
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



## Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 52 High Street, Market Harborough - LE16 7AF

01858431315 • [mkt.harboroughsales@sheldonbosleyknight.co.uk](mailto:mkt.harboroughsales@sheldonbosleyknight.co.uk) • [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)