

15 Church Street  
Sibbertoft  
Market Harborough  
LE16 9UA

£475,000



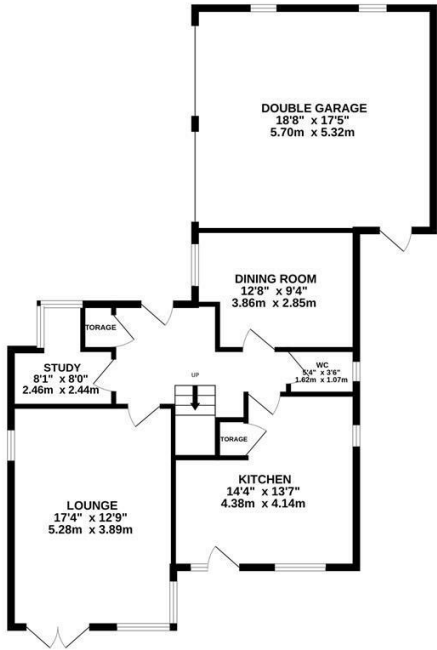
OSCAR JAMES

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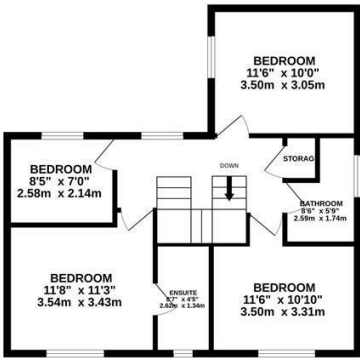


# FLOOR PLANS

GROUND FLOOR  
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Generously sized living room with feature open fireplace, separate formal dining room and study



Modern kitchen breakfast room with additional utility area



Four well proportioned bedrooms



Guest WC, family bathroom and ensuite to principle bedroom



The rear garden offers a good degree of privacy and can be found predominantly laid to lawn



Off road parking and access to the double garage



## WHAT'S GREAT?

\*\* Part exchange considered \*\*

An Exceptional Four-Bedroom Detached Home in the Heart of Sibbertoft — Offered with NO ONWARD CHAIN

Set within the charming and sought-after village of Sibbertoft, just five miles from the vibrant market town of Market Harborough, this superb four-bedroom detached family residence presents an exciting opportunity to acquire a spacious and versatile home in an idyllic rural setting.

Immaculately presented and generously proportioned throughout, the accommodation begins with a welcoming entrance hall, complete with handy storage and stairs rising to the first floor. The elegant living room is the perfect retreat, boasting a beautiful feature open fireplace and French doors that lead seamlessly out to the rear garden, inviting natural light to flood the space.

The separate formal dining room offers flexibility for use as a family room or second sitting area, while the dedicated study/home office is ideal for remote working or quiet study. At the heart of the home lies a stylish kitchen/breakfast room, fully equipped with modern fittings, an adjoining utility area, and direct access to the garden — perfect for both everyday living and entertaining.

Upstairs, the first floor landing leads to a well-appointed family bathroom with a contemporary three-piece suite, and four generously sized bedrooms. The principal bedroom further benefits from a private ensuite shower room, offering a touch of luxury.

Externally, the home enjoys attractive kerb appeal with a neat front garden, a driveway providing ample off-road parking, and access to a double garage. To the rear, the garden is a real highlight — a private, predominantly lawned space with mature planted borders and a paved patio area, ideal for alfresco dining or relaxing in the sun.

Sibbertoft itself is a peaceful and picturesque village surrounded by beautiful rolling Leicestershire countryside.

...expect excellence





# SELLER'S SECRET

I have thoroughly enjoyed living here and it has been a great home for me. The location has been fantastic as its a short drive to Market Harborough and you are on the doorstep of many beautiful countryside walks.



## Why we like it....

This property has so much to offer and must be viewed to be fully appreciated! It offers many features that buyers are looking for and benefits from a lovely village location.

# OSCAR JAMES

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To buy or not to buy....

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