

Hammond Way  
Market Harborough  
LE16 7JW

Guide Price £475,000



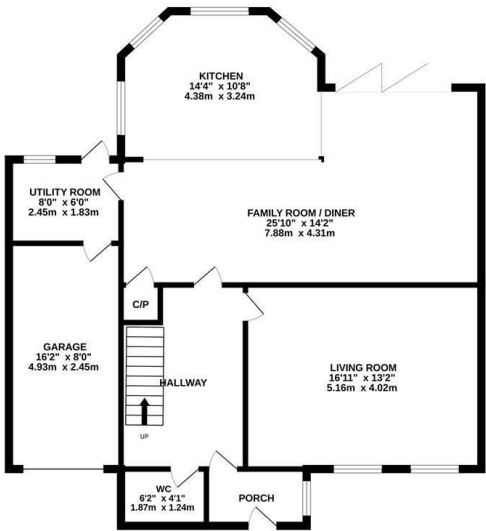
OSCAR JAMES

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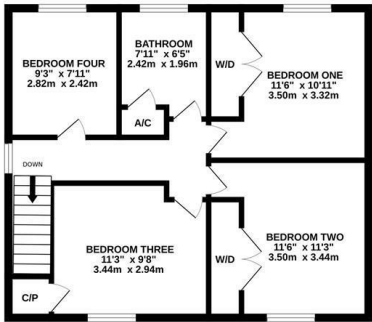


# FLOOR PLANS

GROUND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 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...



Amazing Cinema style living room



Johnny Grey-inspired kitchen



4 Amazing sized rooms



Family sized bathroom



Good size garden, with a convinient shed at the end.



Lovely garage backing onto a utility room





## WHAT'S GREAT?

Hidden in one of the area's most desirable neighbourhoods, this exceptional four-bedroom detached home combines style, comfort, and practicality. Featuring a unique interior, a thoughtfully designed rear extension, and a private garage, it blends contemporary living with timeless elegance. Ideally located, it is just a short walk from excellent schools, the town centre, and the train station with direct links to London St Pancras in under an hour—perfect for commuters.

The welcoming hallway, with ceramic tiled flooring, bespoke under-stairs storage with automatic lighting, oak doors, and decorative wall panelling, sets the tone for refined living. The living room features luxury wallpaper, elegant shutters, a Sapele hardwood built-in unit, a cosy multi-fuel burner, and pre-installed surround-sound connections.

At the heart of the home, the open-plan kitchen, dining, and family area is flooded

with light via Velux windows and bi-fold doors to the garden. The Johnny Grey-inspired kitchen offers teak and granite surfaces, a pantry, double oven, induction hob, and space for modern appliances. A separate utility room provides access to the garage and garden.

Upstairs, the main bedroom overlooks the garden and includes herringbone flooring, decorative panelling, shutters, and fitted wardrobes. Two double bedrooms with storage, a fourth single or home office, and a family bathroom complete the floor.

Externally, the cul-de-sac location provides off-road parking, a garage, and a private rear garden with a paved terrace, lawn, mature planting, outdoor power, and a shed.

This is a rare combination of contemporary design, thoughtful detail, and practical living in a peaceful, coveted location.

...expect excellence





# SELLER'S SECRET

Tucked away in a peaceful cul-de-sac, this home's rear extension and bi-fold doors create a sun-filled family space that feels much larger than it appears from the street —perfect for entertaining or simply enjoying quiet, private moments in the garden. With excellent local schools, easy access to the town centre, and direct train links to London, it's ideal for both families and commuters.



## Why we like it....

This four-bedroom detached home is a rare find, blending contemporary style, thoughtful detailing, and everyday practicality in a highly sought-after location. The striking open-plan kitchen, dining, and family area, complemented by light-filled interiors and quality finishes throughout, makes it perfect for modern family life. The private garden, garage, and versatile living spaces ensure this home is perfect for entertaining, relaxing, or simply enjoying a quiet, comfortable lifestyle.

To buy or not to buy....

# OSCAR JAMES

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