

Leicester Road  
Market Harborough  
LE16 7BU

Offers in excess of £200,000



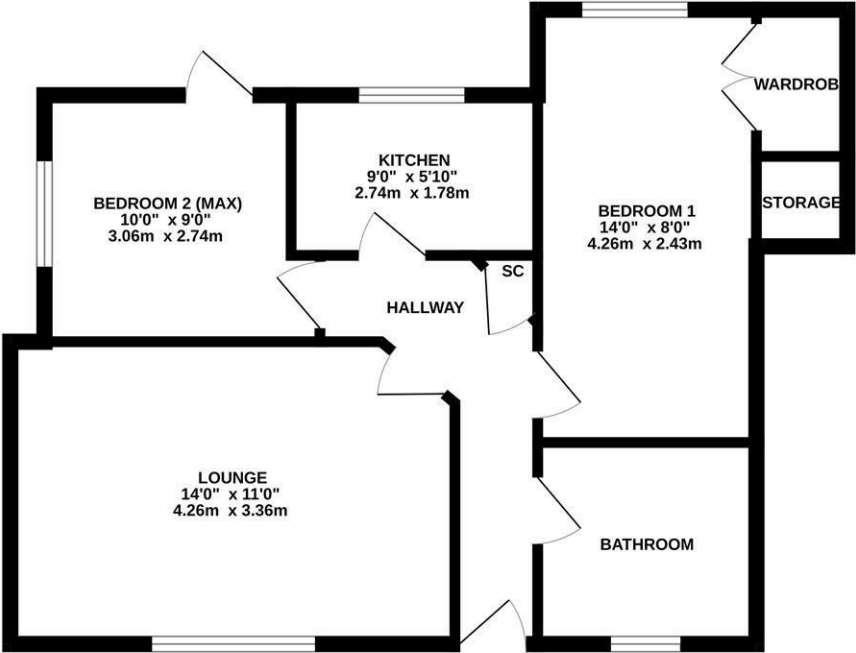
OSCAR JAMES

...expect excellence



# FLOOR PLANS

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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.  
Made with Metropix C2026



## AT A GLANCE...



Light and airy lounge/dining area



Bespoke modern kitchen



Two generously sized bedrooms



Modern shower room



Private garden



Off-road parking for several cars



## WHAT'S GREAT?

Oscar James is delighted to bring to market this superb two-bedroom ground floor maisonette, ideally located in the heart of Market Harborough—just a five-minute walk from the town centre and its excellent range of amenities. The new owner will benefit from a share of the freehold, with no ground rent or service charge payable, making this a truly rare and exciting opportunity.

Tucked away at the end of a quiet cul-de-sac, the property is accessed via a light and airy entrance hallway, which leads to a generously sized lounge/dining area, two well-proportioned bedrooms with additional storage, a fully fitted kitchen, and a modern shower room. The entire home has been tastefully modernised and finished to an exceptionally high standard, offering buyers a turnkey property that is impeccably presented and ready to move into with ease.

Externally, the property further impresses with off-road parking for at least two vehicles to the front. To the rear, a private courtyard garden provides a versatile outdoor space, ideal for

relaxing or entertaining.

Perfectly suited to first-time buyers, downsizers, or investors alike, this outstanding home is expected to attract strong interest. Early viewing is highly recommended—please contact Oscar James Market Harborough for further information.

...expect excellence





# SELLER'S SECRET

We have loved living so close to Market Harborough town centre, in such a quiet and peaceful location.



*Why we like it....*

A true gem of a property that is perfect for a first time buyer, downsizer, or investor.

## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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