

Marmion Close
Market Harborough
LE16 9GS

£325,000

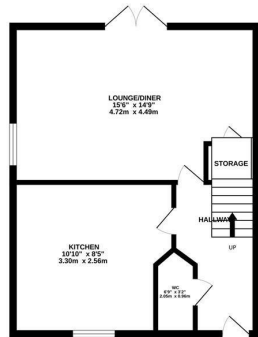


OSCAR JAMES

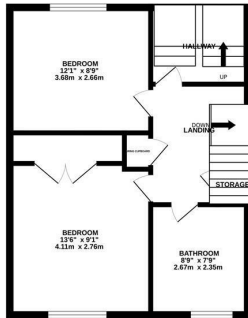
...expect excellence

FLOOR PLANS

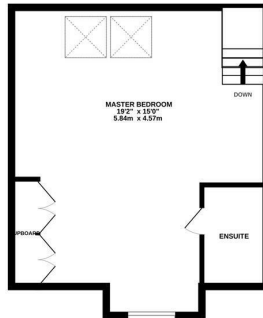
GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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 Mengox 12/2025



AT A GLANCE...



Open plan lounge/diner



Fitted kitchen



Three good sized bedrooms



Family bathroom and en-suite to master bedroom



Landscaped garden



Off street parking and single garage



WHAT'S GREAT?

Oscar James is thrilled to introduce this exquisite three-bedroom semi-detached house to the market. Nestled in the charming neighbourhood of Marmion Close, Market Harborough. This delightful property is well presented throughout, showcasing thoughtful enhancements made by its current owner that truly elevate its appeal.

As you step inside, you are greeted by a well appointed modern kitchen and a spacious open plan lounge and dining area, perfect for both relaxation and entertaining. The French doors invite you to step outside into a beautifully maintained mature garden, providing a serene outdoor space to enjoy the changing seasons. This garden is not only a lovely retreat but also an ideal setting for family gatherings or quiet evenings under the stars. The allocated parking space and single garage to the rear of the property just adds the the practicality of this wonderful family home.

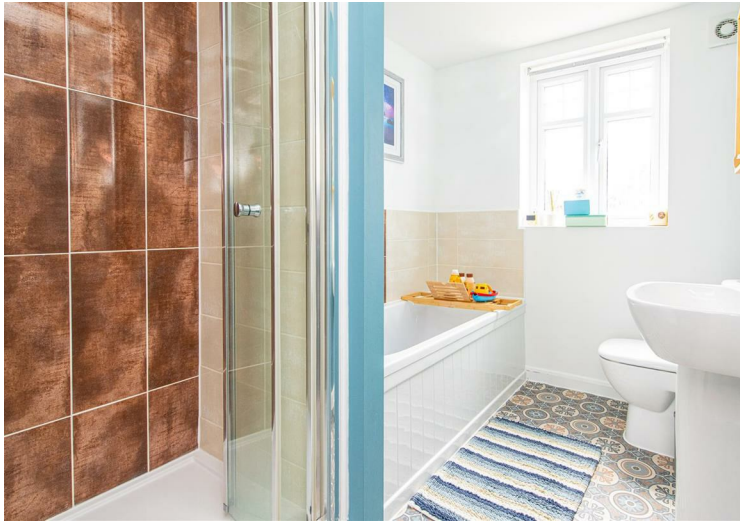
The property boasts three well-proportioned bedrooms, offering ample space for a growing family or those seeking a home office. Each room is filled with natural light, creating a warm

and inviting atmosphere. The jewel in the crown is the second floor master bedroom suit which offers considerable space, built in storage and en-suite.

Located in the sought-after area of Market Harborough, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The vibrant town centre is just a short distance away, providing a variety of dining and shopping options.

In summary, this semi-detached house on Marmion Close is a wonderful opportunity for anyone looking to settle in a family friendly community. With its appealing features, lovely garden, and convenient location, it is sure to attract interest. We invite you to come and experience the charm of this property for yourself.

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
