Birch House, 21a Main Street
Marston Trussell
Market Harborough
LE16 9TY

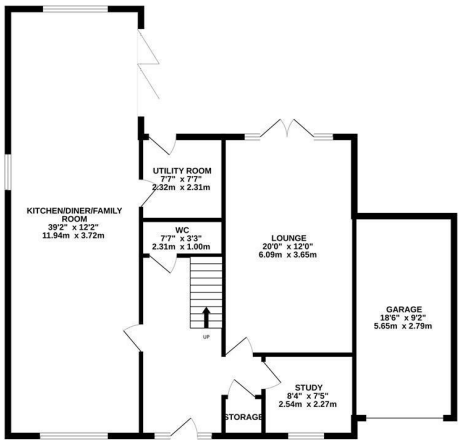
£750,000

OSCAR JAMES

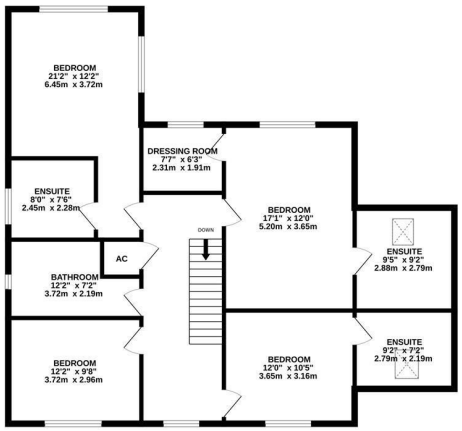
...expect excellence

FLOOR PLANS

GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 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...

- Three reception rooms
- Contemporary fitted kitchen/dining/family room
- Four bedrooms
- Family bathrom and three further ensuite shower rooms
- Landscaped front and rear gardens
- Off road parking for 3-4 cars and single garage

WHAT'S GREAT?

This stunning four bedroom detached family home is situated in the sought after village of Marston Trussell and is presented in excellent decorative condition. The property boasts a spacious floorplan which enables a flexible layout.

The beautiful interior benefits from underfloor heating to the ground floor and features accommodation comprising entrance hall with guest WC, well-proportioned living room with French doors leading out to the rear garden, separate formal dining room that can also be used as a playroom, study, utility room and a fantastic contemporary fitted kitchen/dining/family room forming a superb hub to the home and featuring a central island, breakfast bar and bi-folding doors to the rear garden.

The first floor features four double bedrooms, three of which boast ensuite shower rooms with bed 1 also benefitting from a dressing room. There is also a family bathroom with a three piece suite.

Outside the property you will find landscaped gardens to the front and rear, a driveway providing off road parking for 3-4 cars and access to the single garage. The rear garden is predominantly laid to lawn with an extensive paved patio area ideal for outdoor entertaining.

The property was constructed approximately 4/5 years ago with a NHBC builder guarantee and also features air source heat pump heating and far reaching views to the front elevation.

Do get in touch to fully appreciate this stunning village home!

SELLER'S SECRET

I purchased the property from new and have loved every minute of living here. With so much beautiful countryside on your doorstep and Market Harborough only being a short drive away you get the best of two worlds!

To buy or not to buy....

Why we like it....

The high specification and finish in this superb home is fantastic and we love the flow of the house with an adaptable floorplan meaning it can suit many different generations of buyers.

OSCAR JAMES

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