

Nether Green  
Clipston  
LE16 9SA

£550,000

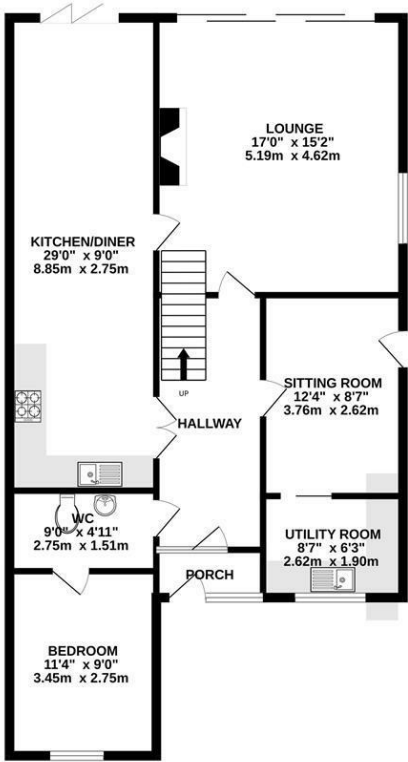


OSCAR JAMES

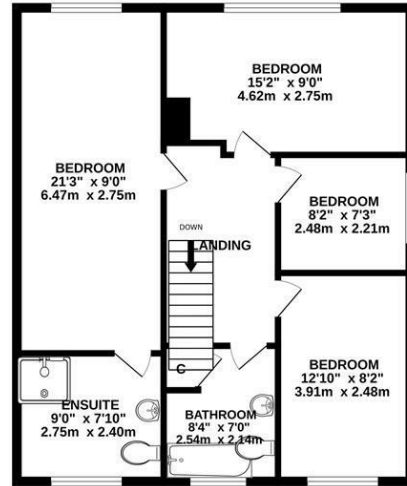
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# FLOOR PLANS

GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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 read 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...



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## WHAT'S GREAT?

Positioned on the edge of the highly desirable village of Clipston, this impressive four/five-bedroom detached family residence enjoys truly exceptional, far-reaching views across open countryside. Thoughtfully refurbished to a high standard throughout, the property offers a perfect balance of spacious living areas and well-proportioned bedrooms, making it ideally suited to modern family life.

The light-filled interior benefits from double glazing and oil-fired central heating, with quality finishes including oak flooring across much of the ground floor.

A generous entrance hall leads to a ground floor guest bedroom (or fifth bedroom) and a contemporary cloakroom/WC, converted from the former garage. The elegant sitting room features a marble hearth fireplace and full-length sliding doors opening onto the rear garden, perfectly framing the surrounding countryside. A separate dining room connects seamlessly to the living space.

The well-appointed kitchen/dining room provides an excellent setting for both everyday living and entertaining. Upstairs, the property offers well-proportioned bedrooms, including a principal suite with en-suite facilities.

Landscaped gardens to the front and rear complement the rural setting, while extensive off-road parking adds practicality.

Clipston is a charming village on the Leicestershire/Northamptonshire border, offering a pub, church, primary school, and scenic countryside walks. Nearby Market Harborough provides a wide range of amenities and a direct rail service to London St Pancras (approx. one hour). Excellent road links via the A14 and access to well-regarded schools further enhance the location.

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# SELLER'S SECRET



Why we like it....

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To buy or not to buy....

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