

2 The Heights  
Market Harborough  
Leicestershire  
LE16 8BQ

£425,000



OSCAR JAMES

...expect excellence





# WHAT'S GREAT?

Situated in the ever popular area of Little Bowden, within walking distance to the Train Station, Town Centre and offers easy access to the A6.

Upon entering the house you will be greeted with a spacious hall way which leads to a fantastic, refitted kitchen/ dining room with sliding doors leading to the private rear garden, dual aspect open plan living/dining area and a WC.

To the first floor of this fantastic family home you will find four great sized bedrooms, three of which have built in storage.

The master bedroom also benefits from fantastic views.

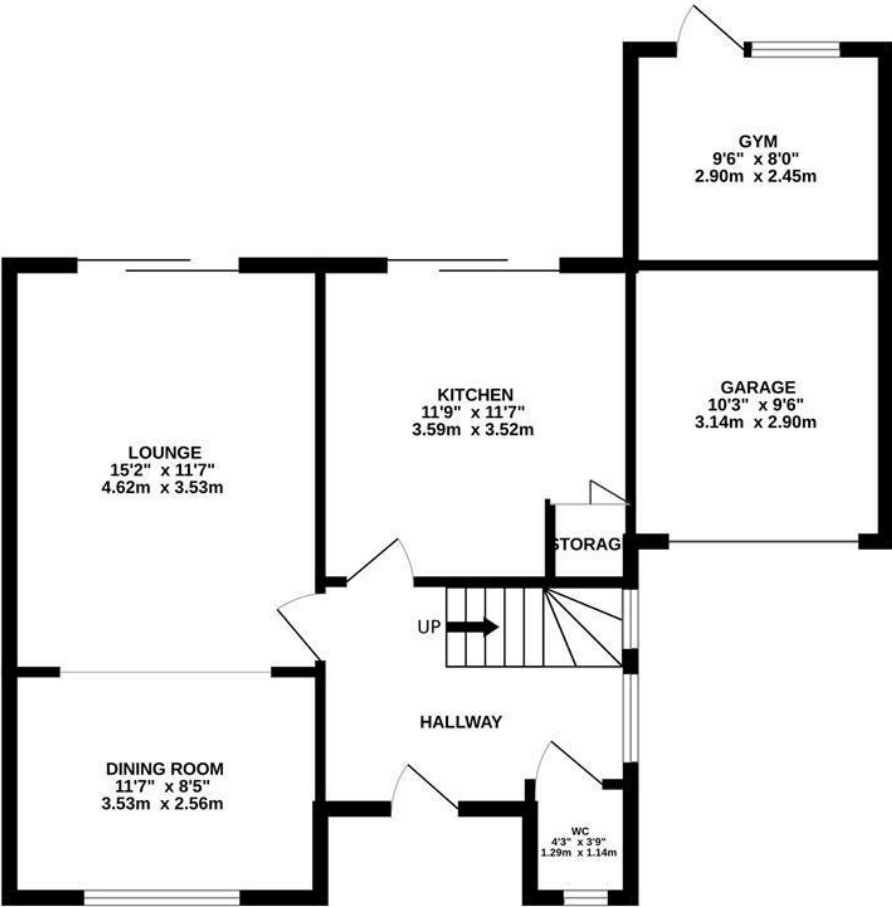
Outside offers a private, wrap-around rear garden with both lawn and raised seating area. Further benefits include garage and driveway for off road parking.

This perfect family home is situated close to good local schools and viewings are advised.

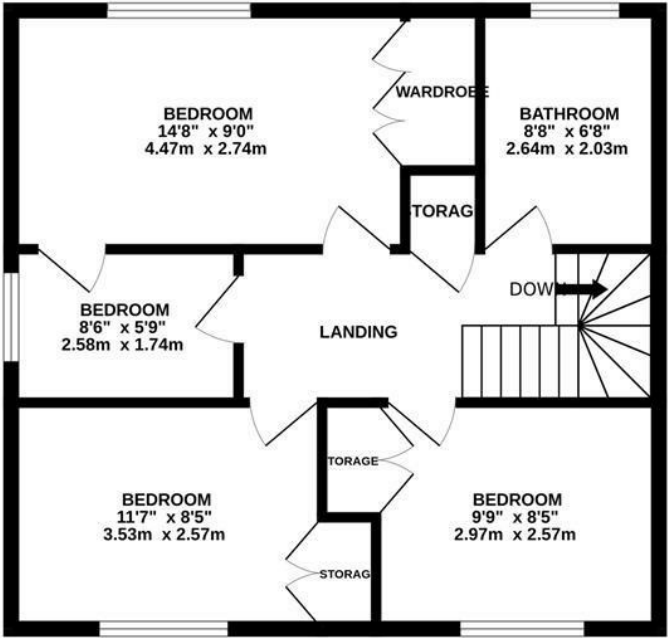
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# Floor Plan

GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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...



Spacious Living/ Dining Room



Stunning Refitted Kitchen



Four Spacious Bedrooms



Refitted Bathroom



Wrap Around Garden



Garage/ Gym and Driveway









## SELLER'S SECRET

This has been a fantastic family home, the space has been great and the location is ideal. There are many local parks, schools, shops and pubs within walking distance, and the transport links are great too.



## Why we like it....

This property is in a very popular location, within easy walking distance to Market Harborough's town centre, Train Station and schools. We really don't expect this property to be around for long!

# OSCAR JAMES

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To buy or not to buy....

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