

Harborough Road  
Clipston  
Market Harborough  
LE16 9RT

£520,000

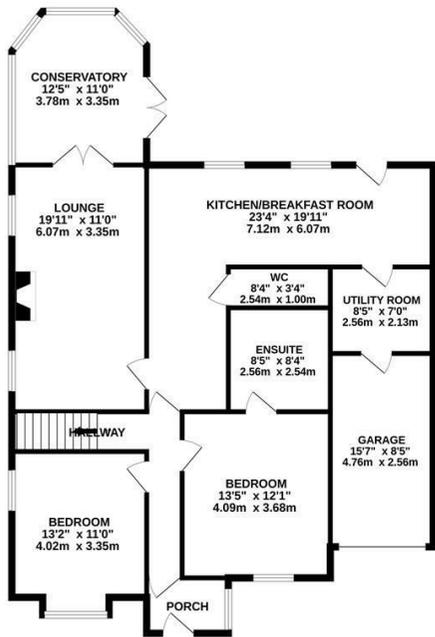


OSCAR JAMES

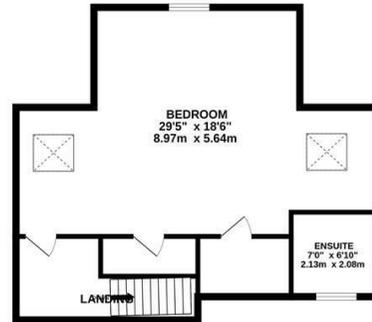
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# FLOOR PLANS

GROUND FLOOR  
1301 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



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## WHAT'S GREAT?

Oscar James is delighted to present this beautiful detached three-bedroom dormer bungalow, nestled in the picturesque village of Clipston, just a ten-minute drive from the historic market town of Market Harborough.

Clipston offers a strong sense of community with amenities including a charming village pub, primary school, village hall and church. The property also falls within the highly regarded catchment area for Guilsborough School, making it ideal for families seeking both lifestyle and convenience.

Step inside through the spacious porch and you're welcomed by engineered oak flooring flowing throughout the ground floor, setting a tone of warmth and quality. There are two generously sized bedrooms, one with its own ensuite — ideal for guests or multi-generational living. The light and airy lounge provides a relaxing retreat and opens into a delightful conservatory with central heating, perfect for enjoying garden views all year round.

The spacious kitchen, complemented by a separate utility room, offers practicality and versatility, with access to the single integral garage. A ground floor WC completes this level.

Occupying the entire first floor, the impressive master suite is a true sanctuary. Flooded with natural light from multiple windows and skylights, it boasts a walk-in dressing area, built-in storage and a stylish ensuite shower room. Wake each morning to tranquil views across rolling countryside. Additional eaves storage enhances practicality.

Outside, the property continues to impress. To the front is ample off-road parking for four vehicles, plus additional space to the side with a car port. The rear garden is wonderfully spacious, featuring paved and lawned areas, offering an exceptionally private and peaceful outdoor escape.

For further information or to arrange a viewing, please contact Oscar James Market Harborough.

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# SELLER'S SECRET



*Why we like it....*

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

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## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS  
01858 458 458  
[www.oscar-james.com](http://www.oscar-james.com)