

15 Church Street
Sibbertoft
Market Harborough
LE16 9UA

£475,000

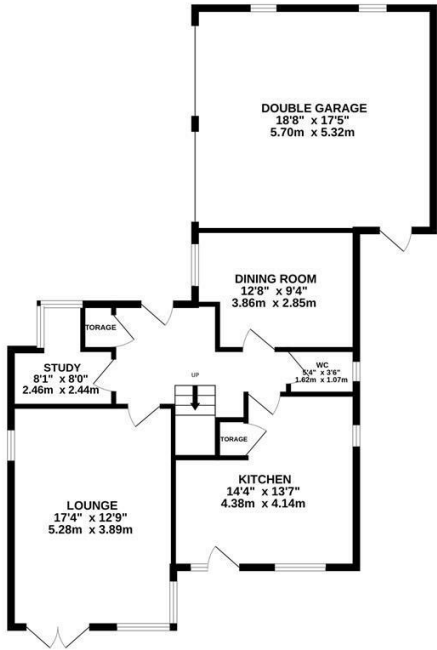


OSCAR JAMES

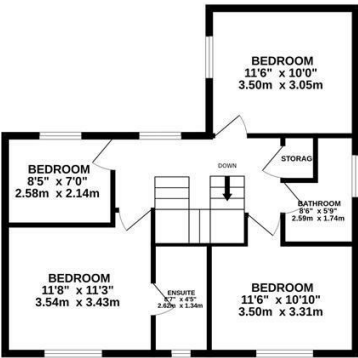
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FLOOR PLANS

GROUND FLOOR
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.3 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...



Generously sized living room with feature open fireplace, separate formal dining room and study



Modern kitchen breakfast room with additional utility area



Four well proportioned bedrooms



Guest WC, family bathroom and ensuite to principle bedroom



The rear garden offers a good degree of privacy and can be found predominantly laid to lawn



Off road parking and access to the double garage



WHAT'S GREAT?

This superb four bedroom detached family home is offered for sale with NO CHAIN and is situated in the popular village of Sibbertoft approximately 5 miles from Market Harborough.

The spacious accommodation on offer briefly comprises an entrance hall with useful storage and stairs leading to the first floor, a generously sized living with feature open fireplace and French doors to the rear garden, separate formal dining room which can also be used as a family room, study/office, modern kitchen/breakfast room with a utility area and also providing access to the garden.

To the first floor you will find the family bathroom with three piece suite and four well proportioned bedrooms with the principle bedroom featuring an ensuite shower room.

Outside the property expect to see a neat frontage with a driveway providing off road parking and access to the double garage. The rear garden offers a good degree of privacy and can be found predominantly laid to lawn with an array of planted borders and paved patio area.

The property is located in the small village of Sibbertoft, five miles southwest of Market Harborough. The village is a small community with a local pub, while there is a local store, several

other shops and a primary school in nearby Husbands Bosworth.

Market Harborough itself features some beautiful historic architecture, and an attractive town centre. The town has all of the necessary day-to-day amenities, plus a fine choice of shopping and supermarkets, and entertainment and dining options. There is also a leisure centre and several parks and green spaces, plus a golf course, while the beautiful Leicestershire countryside, and the famous Grand Union Canal are just moments away.

Transport links are exceptional, with the mainline station offering fast services to London St Pancras, and the M1 close at-hand.

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SELLER'S SECRET

I have thoroughly enjoyed living here and it has been a great home for me. The location has been fantastic as its a short drive to Market Harborough and you are on the doorstep of many beautiful countryside walks.



Why we like it....

This property has so much to offer and must be viewed to be fully appreciated! It offers many features that buyers are looking for and benefits from a lovely village location.

OSCAR JAMES

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To buy or not to buy....
