

14 Old Holt Road  
Medbourne  
Leicestershire  
LE16 8DY

£350,000

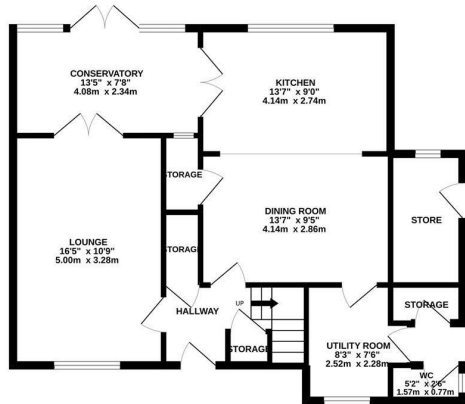


OSCAR JAMES

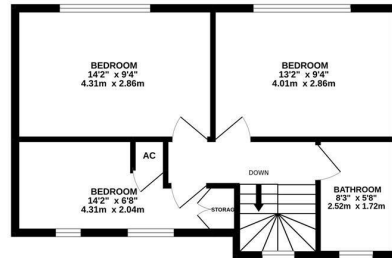
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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...



Lounge



Kitchen/Diner



Three Bedrooms



Family Bathroom



Good Sized Front & Rear Garden



Off Road Parking For Multiple Cars



# WHAT'S GREAT?

Situated in arguably the most sought after Leicestershire village, in the heart of the Welland Valley, known as 'the golden triangle' this three-bedroom home is in need of refurbishment.

scope for someone to improve and potentially extend (stp).

Sensibly priced and offered to the market with no onward chain this property simply must be viewed.

For more information or to arrange your internal inspection contact sole selling agents Oscar James today!

Offering spacious living accommodation and enjoying a large plot, rarely do homes like this come available in the village and as such strong interest is expected.

Internally the layout comprises; entrance hall, lounge, garden room and kitchen diner. On the first floor expect to find three bedrooms and the family bathroom.

Outside there is a generous rear garden and to the front is a large driveway.

As previously mentioned, the property does require internal modernisation but offers fantastic

...expect excellence



# SELLER'S SECRET

This home has great potential for someone and would make a fantastic project.



*Why we like it....*

Situated in one of Leicestershire most popular villages, this property is in need of modernisation! We really don't expect this property to be around for long.

## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS

01858 458 458

[www.oscar-james.com](http://www.oscar-james.com)

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

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