



JAMES
SELICKS

POST OFFICE COTTAGE

FOXTON, MARKET HARBOROUGH

A beautifully and immaculately presented deceptively spacious detached Victorian cottage, renovated to an extremely high standard retaining many of the original features, in the sought after village of Foxton just a short distance from the thriving market town of Market Harborough.

Period detached family home • Recently fully renovated • Open plan dining kitchen • Snug, utility room and guest cloakroom • Spacious open plan sitting and dining room • Four double bedrooms • Family bathroom and ensuite • Oak framed garage • Enclosed private garden with 16ft garden room • Close proximity to Market Harborough•

ACCOMMODATION

Post Office Cottage is a delightful family home arranged over three floors, which has been fully renovated and superbly appointed, benefiting from uPVC windows, gas central heating throughout and a built in sound system in the kitchen, sitting room and family bathroom.

The property is entered through a timber door into an entrance hall/snug with a square bay sash window with shutter blinds to the front elevation, Amtico flooring and a feature fireplace with a coal effect gas burner. This room opens up into the open plan dining kitchen which also has Amtico flooring, a square bay sash window with shutter blinds to the front elevation and a sash window to the rear. It also features two exposed brick fireplaces, one with an electric log effect burner and the other with built in wine rack.

The stunning kitchen has a 5 oven, 2 hotplate and 4 gas ring hob AGA, bespoke handmade cupboards, drawers and a tall larder cupboard unit housing a Fisher and Paykel American style fridge freezer. A large central island with a granite work surface and Belfast sink with waste disposal unit, further cupboards under and a built in Fishers and Paykel double drawer dishwasher, takes centre stage. A timber and glazed door leads to the utility room, which has further cupboards (including cupboard space and plumbing for washing machine and tumble dryer) with granite work surfaces over, a Belfast sink, a window to the rear overlooking the garden, loft access above and a stable door to the side elevation leading into the garden. The downstairs WC is off the utility room and houses the boiler and hot water cylinder.

The open plan dining sitting room is a real feature of this property, with Karndean flooring and an exposed brick chimney breast with dual aspect cast iron multi fuel burner in the centre separating the two areas. This room has an abundance of light, with a window to the front elevation, full length windows with shutter blinds to the rear looking out into the garden, ceiling windows and French doors opening out into the garden. The sitting area has an oak beamed ceiling and bespoke handmade ash spiral stairs leading to a spacious gallery landing and study area.

A door off leads through to another spacious landing giving access to the first floor accommodation. There are two double bedrooms to the front of the property, both with sash windows and original cast iron fireplaces, and one benefiting from built in double wardrobes. The third bedroom is to the rear of the property, with a window overlooking the garden, built in double wardrobes, an original cast iron fireplace and loft access above.

The family bathroom has an original cast iron fireplace, Lincrusta walls, stained glass internal windows and comprises of a free standing roll top bath, WC, glazed shower enclosure and a bespoke custom made unit with basin inset and cupboards. The master bedroom is located on the second floor and benefits from three sky lights, eave cupboard space to two sides and an ensuite shower room off with underfloor heating comprising of a WC, large glazed walk-in shower and a bespoke custom made unit with basin inset and cupboards.





OUTSIDE

The property is set back behind a low level brick wall with ornate wrought iron railings above. A black and white Minton tiled path leads to the front door. To the right hand side of the property is a block paved area providing off road parking. To the left of the property there is a cobbled driveway leading to an oak frame garage with an electric up and over door and storage over. A door to the rear of the garage leads to the garden. There is an oak built out house which has its own electricity supply, wooden flooring and underfloor heating. The private and enclosed garden is mainly laid to lawn with mature shrub borders and a paved terrace area ideal for entertaining, which leads from the sitting room. A timber shed and garden room with wooden flooring and underfloor heating, complete the outside space.

LOCATION

Foxton is a thriving south Leicestershire village, amongst the most popular within the County. The area is known for its attractive surrounding countryside including the nationally recognised Foxton Locks. The village itself offers a strong sense of community, activities centred around the village hall and public house, as well as a very well regarded primary school. The nearby attractive town of Market Harborough offers range of niche shopping, local supermarkets, leisure and recreational facilities and a mainline rail service to London St Pancras in little under an hour.

TENURE: Freehold

LOCAL AUTHORITY: Harborough District Council

TAX BAND: F

SERVICES: The property is offered to the market with all mains services and gas-fired central heating.

SATNAV INFORMATION

Use postcode LE16 7RB, and house number 52-54.





**Post Office Cottage, 52-54 Main Street,
Foxton, Market Harborough LE16 7RB**

Main house approx. = 247 Sq. M (2658.5 Sq. Ft)

Garden Room approx. = 14.6 Sq. M (157 Sq. Ft)

Total approx. = 261.6 Sq. M (2,815.5 Sq. Ft)

Measurements are approximate. Not to scale.
For illustrative purposes only.

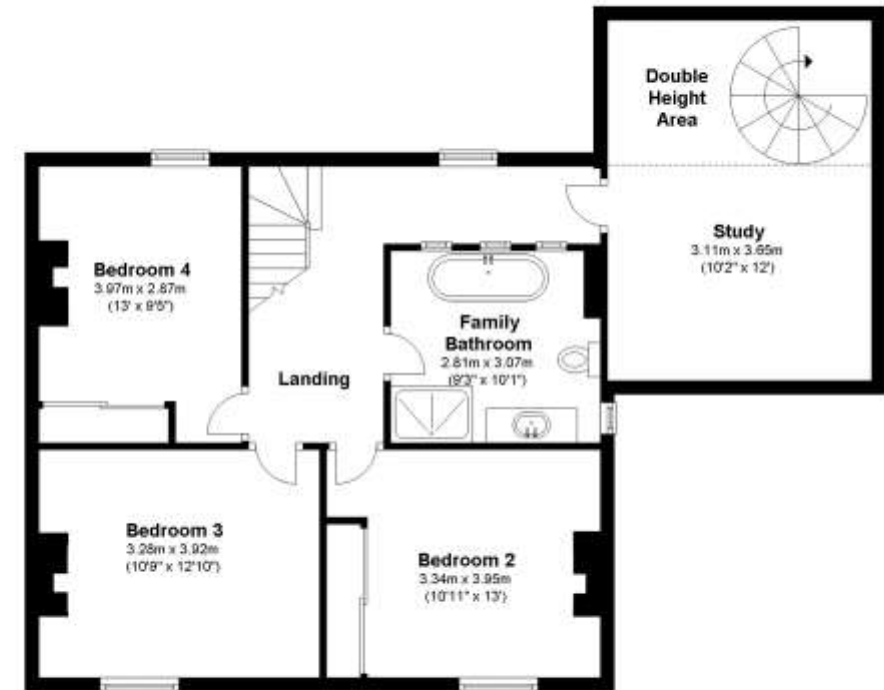
Ground Floor

Approx. 128.3 sq. metres (1380.9 sq. feet)



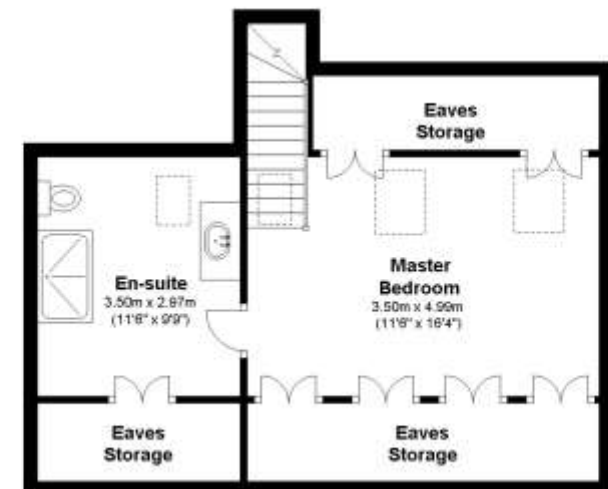
First Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



Second Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-81	C		
55-69	D		
39-54	E		
21-39	F		
1-20	G		

68	D	79	C
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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