

JAMES  
SELLICKS

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Freshman Way

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MARKET HARBOROUGH



Constructed in 2016 by Barratt Homes, this attractive three-storey end townhouse offers generous and versatile accommodation, with four bedrooms and two bathrooms arranged over a well-designed layout.

Modern three-storey end townhouse • breakfast kitchen • lounge/dining room with garden access • three first-floor bedrooms & bathroom • second-floor master bedroom & en-suite • low-maintenance rear garden • two allocated parking spaces • remainder of NHBC Certificate until December 2026 • EPC - B

#### Location

Market Harborough is a vibrant and historic market town recently celebrated as one of the "Best Places to Live" in the 2024 Sunday Times survey. Renowned for its charming blend of character and convenience, the town boasts a wealth of independent boutiques, stylish restaurants, and a diverse array of leisure and sporting facilities. For commuters, Market Harborough's mainline railway station offers direct access to London St Pancras in approximately one hour. Surrounded by some of Leicestershire's most picturesque countryside, the location beautifully combines tranquil rural living with excellent connectivity.

The property forms part of a modern development located on the south-western edge of Market Harborough, within easy walking distance of the renowned Farndon Fields Farm Shop and conveniently placed for access into the town centre.

Education in the area is well-provided for, with a strong selection of both state and independent schools. Farndon Fields Primary and Welland Park Secondary are the closest, while prestigious institutions such as Leicester Grammar, Stoneygate and Leicester High School for Girls are easily accessible along the A6. Uppingham and Oakham Schools, both renowned for academic excellence, are also within comfortable driving distance, making this an ideal location for families.

#### Accommodation

A composite front door opens into a welcoming entrance hall, where you'll find a useful ground-floor WC fitted with a modern two-piece suite. To the front of the home sits a bright breakfast kitchen, appointed with a good range of cream-fronted units, integrated Electrolux appliances including a fridge freezer, dishwasher and washing machine, alongside an oven, gas hob with stainless steel extractor, and a stainless steel one-and-a-quarter bowl sink. The wall-mounted Ideal boiler is also neatly housed here. To the rear, the spacious lounge/dining room provides an excellent everyday living and entertaining space, featuring an electric fire, under-stairs storage cupboard, and French doors opening onto the garden.

Stairs rise to the first-floor galleried landing, giving access to three well-proportioned bedrooms, one benefitting from built-in wardrobes, as well as the family bathroom, complete with a white three-piece suite and shower over the bath. An airing cupboard provides additional storage. The second floor is dedicated to an impressive master suite, featuring built-in wardrobes, an overstairs storage cupboard, and an en-suite shower room fitted with a white three-piece suite including a corner shower cubicle.





#### Outside

The property enjoys a planted forecourt set behind iron railings, while the rear garden offers a low-maintenance design with paved patio areas and planted borders, ideal for relaxed outdoor dining. Two allocated parking spaces are conveniently positioned to the rear of the home.

**Tenure:** Freehold.

**Local Authority:** Harborough District Council

**Tax Band:** D

**Listed Status:** None

**Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Fibre, 53mbps.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** Three-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.

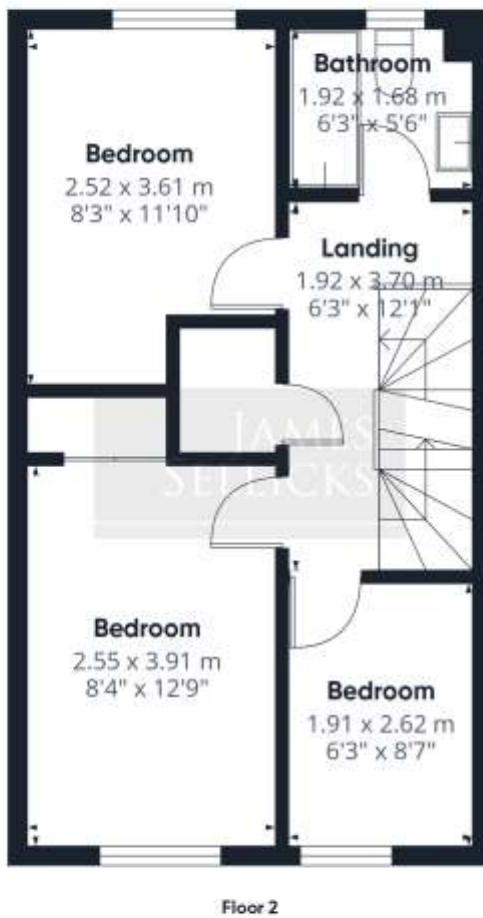
**Please Note:** There is an annual payment for the upkeep of car parking area (2024 payment £165.16, payable to Farndon Fields (Farndon Road) Management Company).

#### Satnav Information

The property's postcode is LE16 9GN, and house number 6.







Approximate total area<sup>(1)</sup>

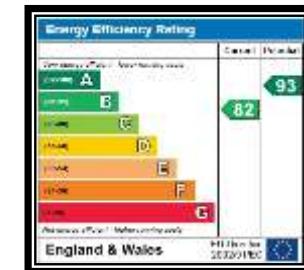
102.2 m<sup>2</sup>  
1101 ft<sup>2</sup>

Reduced headroom  
4.1 m<sup>2</sup>  
44 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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.

