

# Windyridge

CLIPSTON, MARKET HARBOROUGH



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## Windyridge, Clipston, Market Harborough

A renovation project offering the perfect opportunity to create your own dream home on the periphery of this highly sought-after south Leicestershire village near to Market Harborough. A period detached dormer bungalow nestled in approx. 0.26 acres of mature gardens with scope to modernise through refurbishment and scope to extend subject to planning permission.

Detached dormer bungalow | Approx. 0.26-acre plot | Scope to modernise and extend subj. to consents | Sitting room with open fire | 23ft dining room | Kitchenette and wet room | Downstairs bedroom and bathroom | Two further bedrooms upstairs | Garage | No upward chain

### ACCOMMODATION

Step through the canopy porch and front door into the entrance hall. From here you will find the sitting room with open fire to your left. The room is bathed in natural light owing to the large bay window to the front and further window to the side which offers a glimpse of the attractive garden. Across the hall is the main bedroom, which feels bright and spacious. At the end of the hall is the bathroom, fitted with a three-piece white suite comprising a bath with shower attachment, pedestal wash hand basin and low-level WC.

The dining room is over 23ft in length and has been used as part of a separate annexe in the past. From here you will find a small kitchenette, lobby with separate outdoor access and a wet room. The kitchen enjoys views of the gardens to the rear and side and is fitted with a range of wall and base units. Integrated appliances include a double oven, electric hob, fridge/freezer. There is a handy pantry tucked in the corner while the utility room offers plenty of space for laundry and boot room.

Upstairs there are two bedrooms, one double and one single, both with fitted cupboards and countryside views.

### OUTSIDE

Mature landscaped gardens wrap around this home, there is a well on the property to water the garden. There is a hard-standing drive to the front providing off-road parking which leads to the single garage. In all the gardens extend to approx. 0.26 acres, offering plenty of space for your family to enjoy outdoor living.

### LOCATION

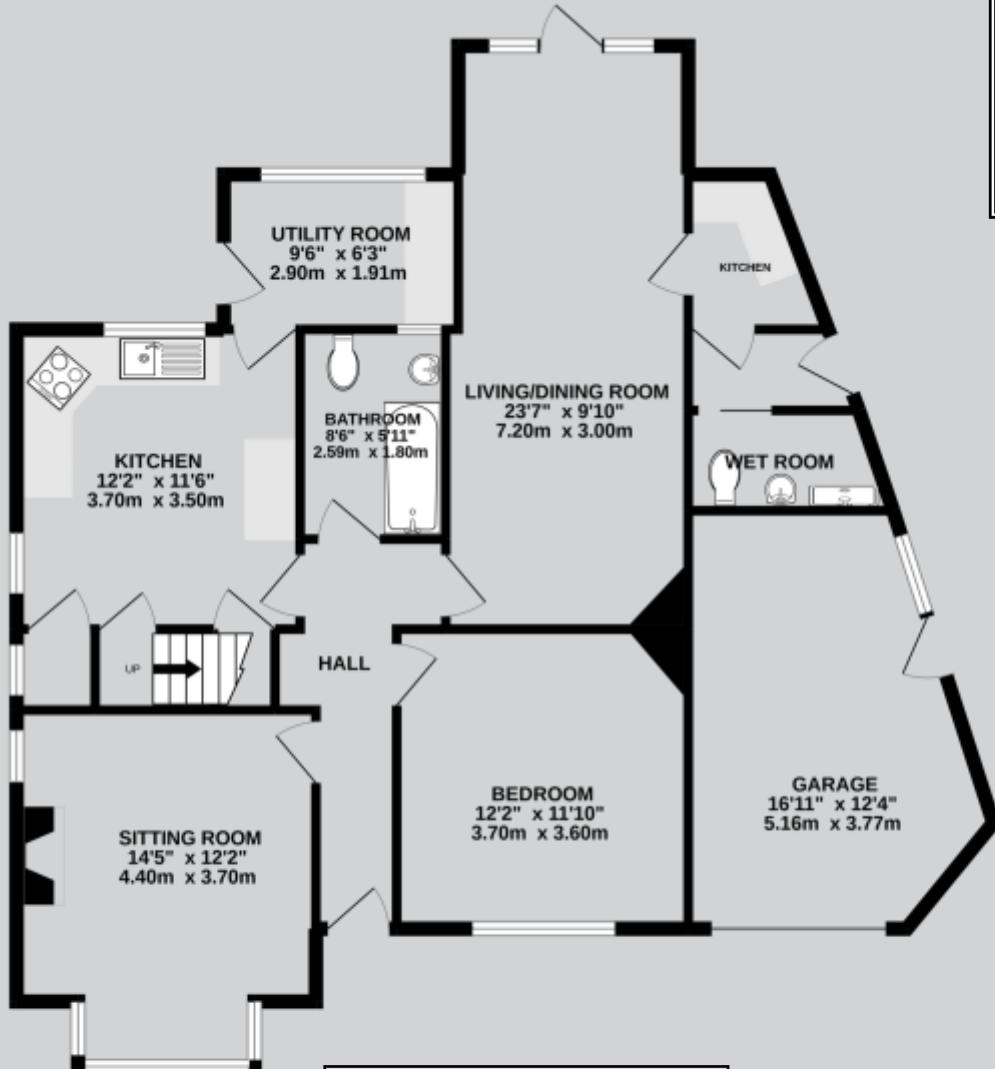
Clipston is a thriving village close to the Leicestershire/Northamptonshire borders, which is well known for quality of countryside and historic links. The village offers a popular public house, well-regarded primary school and has easy access to Market Harborough which has a wide range of day-to-day amenities and the mainline railways station with links to St Pancras, London in under an hour.

### DIRECTIONAL NOTE

From Market Harborough town centre proceed west along Coventry Road. At the traffic lights turn left into Farndon Road and head towards East Farndon. Pass through the village of East Farndon towards Clipston. Upon entering the village of Clipston the property can be found on the left hand side.

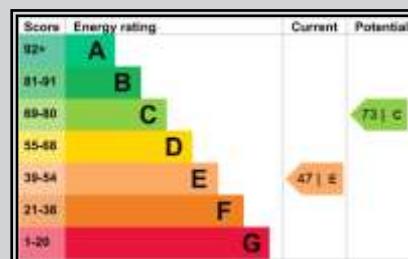
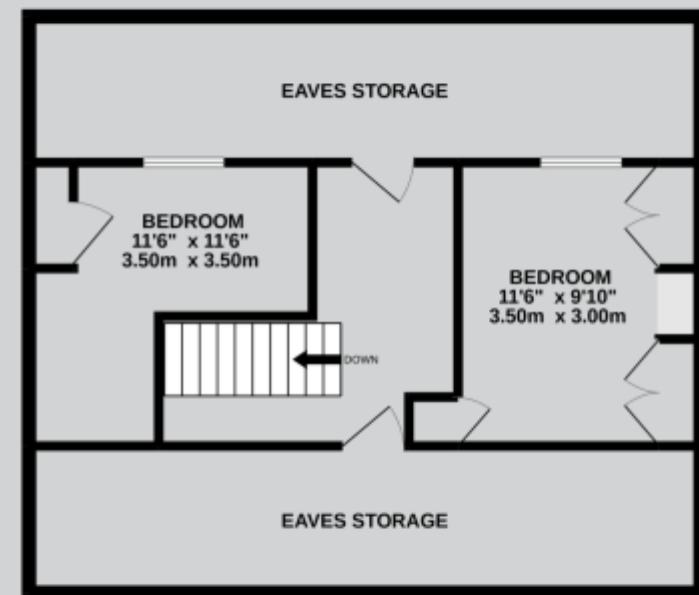






Total Approx Gross Internal Floor Area = 105.1 Sq. M – 1131 Sq. Ft

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



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**Measurements 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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