

JAMES SELICKS

Little Orchard

KELMARSH ROAD, CLIPSTON,
MARKET HARBOROUGH
LE16 9RX

OFFERS IN EXCESS OF:
£600,000





This spacious detached family home offers flexible living space with the added benefit of full planning permission to extend and create your own dream home to over 2,600 square feet of luxury living. Set within a mature plot of approximately 0.30 acres in this highly desirable village on the Leicestershire/Northamptonshire border, offering excellent access to both road and rail commuter links.

Detached family home • Over 1,600 square feet of flexible living • Three/four bedrooms • Approx 0.30 acres • Open plan living/dining with open fire • Re-fitted kitchen/diner • Snug/study (bedroom four) • Re-fitted bathroom and guest cloakroom • Full planning permission for extension to rear and first floor above garage • Proposed plans over 2,600 square feet of living •

Accommodation

A welcoming hall with block wood flooring greets you as you step in through the front door. To the far corner, beneath the staircase is a handy guest cloakroom refitted with a contemporary suite. To your right is the snug, which could serve as a study/home office or ground floor fourth bedroom.

To the left of the hall is the L-shaped, open plan sitting and dining room which is bathed in natural light through the large front window and the bi-fold doors to the rear, which in turn leads to the conservatory that offers an attractive view of the garden. Block wood flooring continues through the living space while an exposed, reclaimed Yorkshire brick raised hearth and open fire provide the perfect focal point.

The dining kitchen feels bright and spacious and has been refitted to provide an extensive range of bespoke cabinets with plenty of storage space. Integrated appliances include double oven, fridge and freezer, microwave, and electric hob, with plumbing and space for a dishwasher. There is access to the patio from bi-fold doors to the rear and a door to the side, which along with the window that provides a view of the garden, allows for plenty of natural light.

Upstairs the sense of space continues with three good sized double bedrooms, two with fitted wardrobes, and one with Karndean flooring. A re-fitted family bathroom features a contemporary suite comprising a free-standing bath, separate shower cubicle, WC and wash hand basin.

Outside

The attractive, and deep, front garden is set behind a stone retaining wall with a block paved drive to the side of the manicured lawn providing ample off-road parking and leading to the garage. The garage has been partially converted to provide a handy utility room to the rear with secure storage at the front. The mature, landscaped rear garden features an extensive patio terrace with areas for sitting, relaxing and dining bordered by a low-level retaining wall with steps leading to the lawn. Beyond the extensive lawn you will find a small orchard and behind it is an area that offers the ideal space for a kitchen garden or chicken run. There is a clearing at the top of the garden which would lend itself to a garden building, home gym or office (subject to any necessary planning consents).





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.

Special Note

The property benefits from full planning permission, (granted November 2023) for a single storey extension to the rear and first floor extension over the garage to create a home of over 2,600 square feet with the proposed ground floor featuring an open plan kitchen, family/dining room across the rear with bi-fold doors to rear and side, utility room and laundry/boot room. The proposed first floor plans would feature four double bedrooms, two ensuites shower rooms and family bathroom. Further information can be found online <https://wnc.planning-register.co.uk/> reference: 2023/7010/FULL.

Satnav Information

The property's postcode is LE16 9RX, and house name Little Orchard.





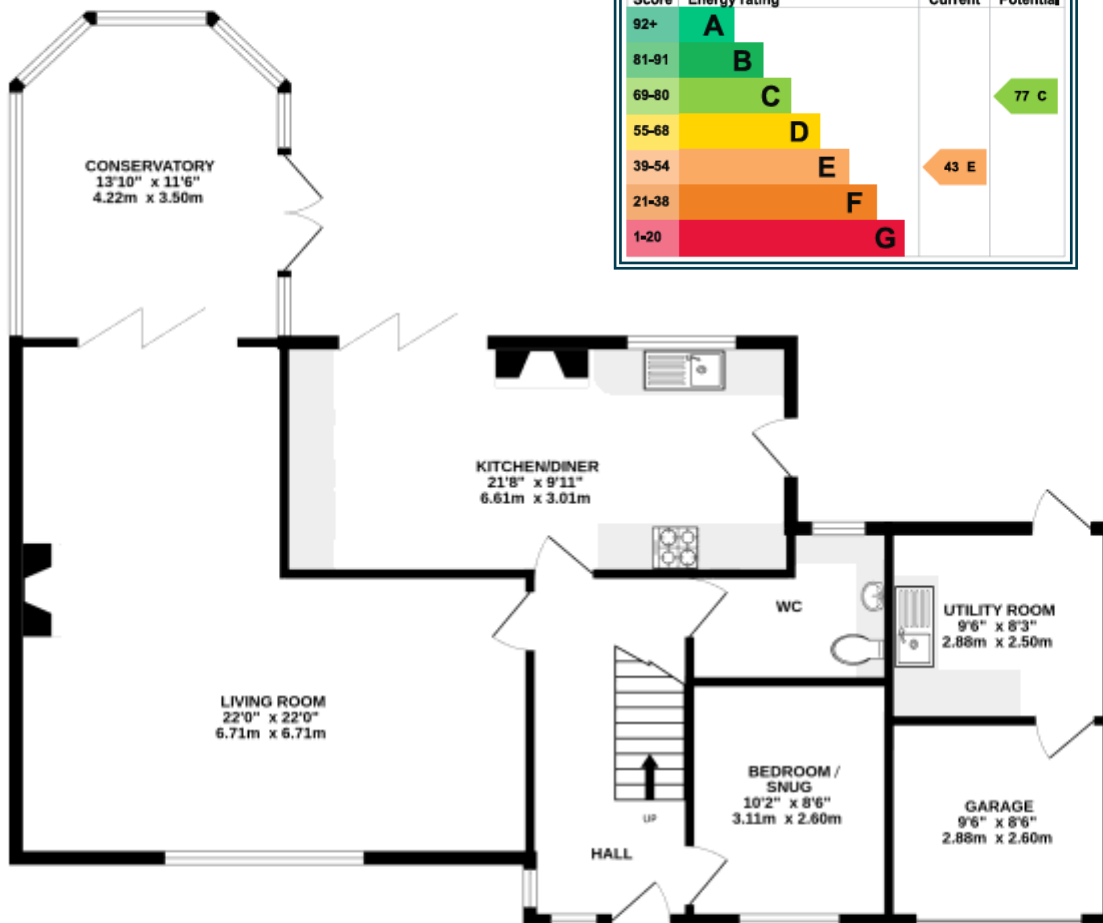
Little Orchard, Kelmarsh Road Clipston,
Market Harborough, LE16 9RX

CURRENT FLOORPLAN

Total approx. internal floor area = 148.8 Sq. M (1,602 Sq. Ft)
Total approx. floor area Garage and Utility = 14.7 Sq. M (158 Sq. Ft)
Total Approx Gross Floor Area = 163.5 Sq. M (1,760 Sq. Ft)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Tenure: Freehold

Local Authority: West Northamptonshire Council

Listed Status: Not Listed

Within a conservation Area: No

Tree Preservation Orders: No

Tax Band: F

Services: The property is offered to the market with electric heating and PV panels on the roof. (No mains gas in the village).

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

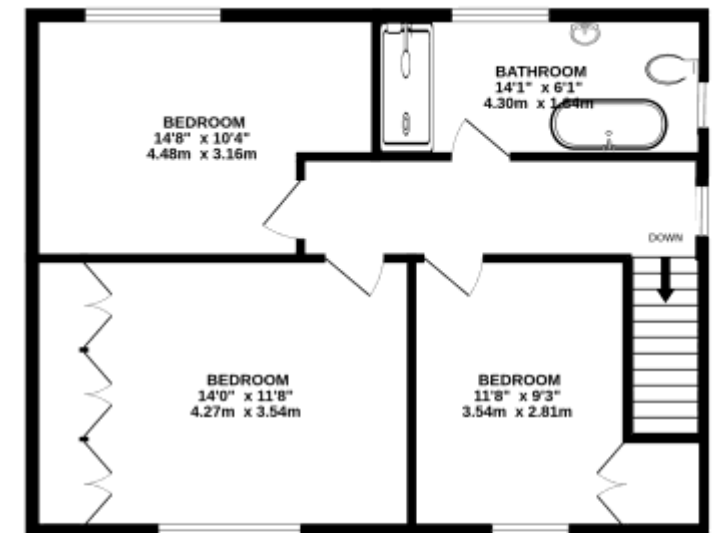
Accessibility: Two storey dwelling. No accessibility modifications

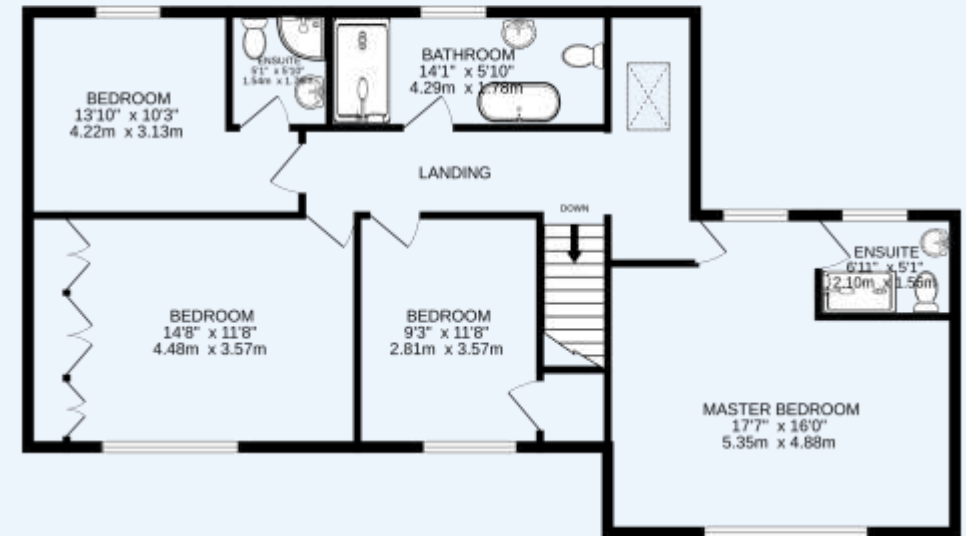
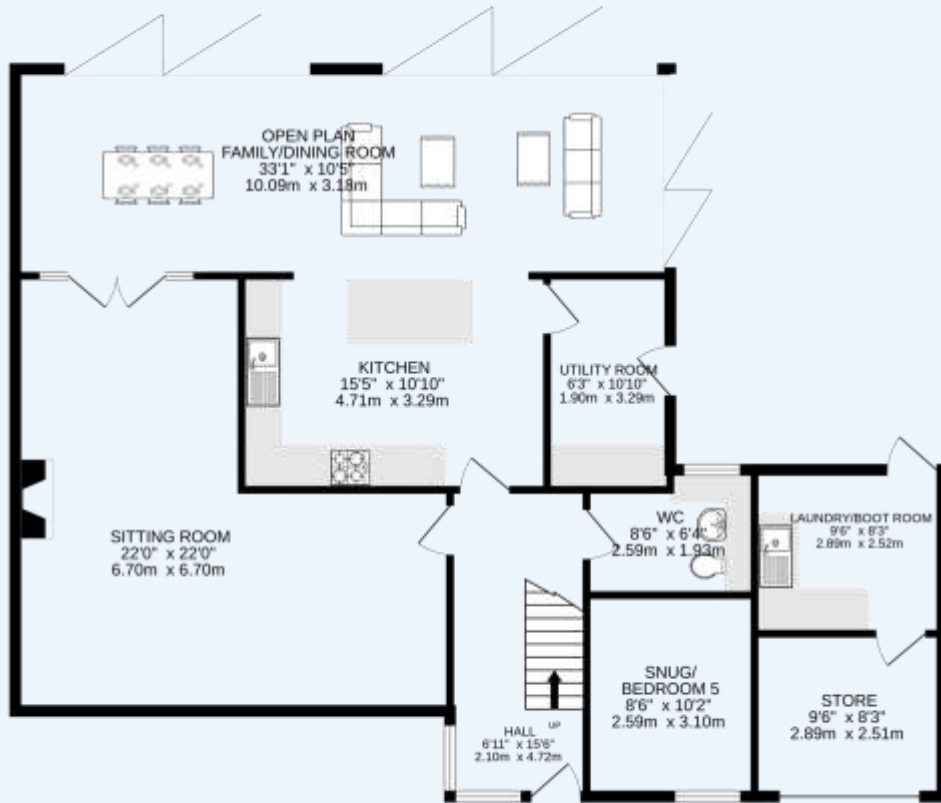
Cladding: None

Planning issues: None. The property benefits from a planning consent for a single storey extension to the rear and first floor extension. Ref: 2023/7010/FULL with West Northamptonshire Council

Coastal erosion: None

Coal mining in the local area: None





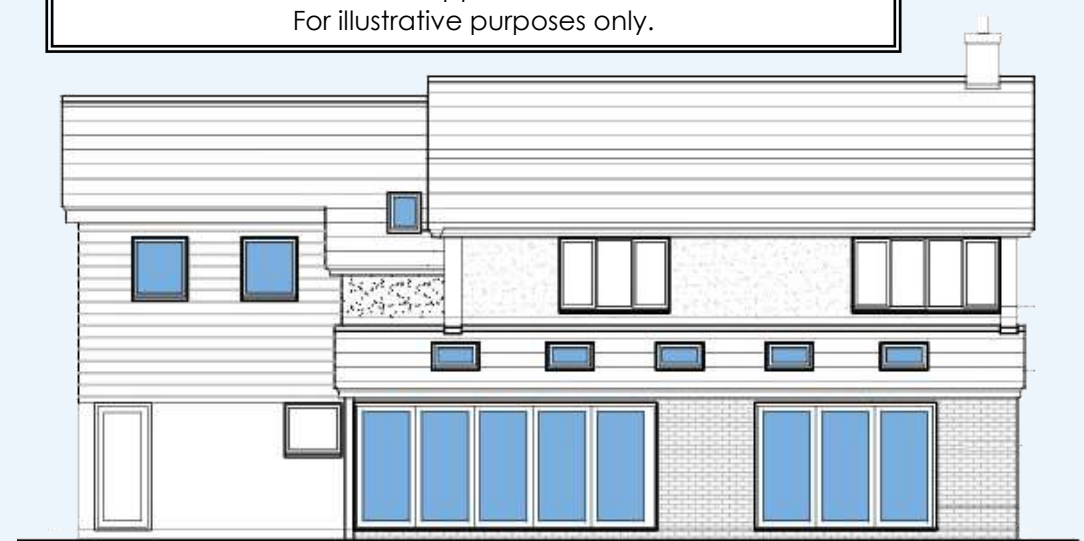
APPROVED PLANS

Total approx. internal floor area = 232 Sq. M (2,499 Sq. Ft)
(42% increase in floor area)

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



Front elevation



Rear elevation

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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



JAMES
SELICKS