

JAMES SELICKS

COVENTRY ROAD

MARKET HARBOROUGH



A truly stunning three storey Victorian detached villa, presented with flair and imagination, blending seamlessly both period features and contemporary styling, and located on one of Market Harborough's most favoured tree lined roads.

Period features throughout • Sympathetically renovated throughout • Five bedrooms • Three reception rooms • Stunning open plan dining kitchen with orangery • Utility • Three bath/shower rooms • Off road parking • Mature rear gardens • Outdoor heated swimming pool • Close proximity to town centre and station •

Accommodation

This beautifully styled and presented home has been fully renovated by our clients during their 19 year ownership. More recently during November 2022 the entire house was redecorated, and new carpets laid throughout. The accommodation has double glazed wooden sash windows throughout in keeping with the many period features this gorgeous home has to offer.

The property is entered via a single glazed, original front door with stained glass flanking either side into a spacious entrance hall with an original tiled floor, stairs rising to the first floor and handy understairs shoe/coat cupboard beneath. Off the hallway is a downstairs WC/utility with space and plumbing for a washing machine, space and vent for a dryer, double sink, wooden worktop, cupboard space, WC, a feature single glazed window facing into the hall and two windows to side elevation. The sitting room has a cast iron log burner with an original slate surround and slate hearth creating a lovely focal point, a large bay window to the front elevation, picture rails, deep coving, and a ceiling rose. Off the entrance hall is also the library which has a bespoke fitted bookcase and sliding ladder, a window to side elevation and leads through into one of the principal features of this home.

The stunning open plan dining kitchen boasts bespoke Elm cabinetry by Rob Nourish of Market Harborough with wooden worktops, space for a range type cooker with a Laranche extractor fan and a feature skylight above and a sink overlooking the rear garden. An island has matching cabinetry and drawers with a slate worktop creating further preparation space. Integrated appliances include a Fisher & Paykel two drawer dishwasher, Liebherr American style fridge freezer and a Bosch microwave to the island. The orangery / dining room has a large feature glass lantern roof and two sets of French doors to the rear garden creating a wonderfully light filled space. There is underfloor heating and a tiled floor throughout. Double glazed doors lead to the family room / study which has an open fire, picture rails, coving and spotlights.

Wide dog-leg stairs rise to a spacious first floor landing, to the rear of which is the principal bedroom which has triple wardrobes, a window to front elevation, and boasts an ensuite bathroom with a three piece suite comprising a free standing feature bath on wooden plinths, WC, pedestal wash hand basin, electric underfloor heating, frosted window to side elevation and ingenious storage around the door frame. To the front of the property is bedroom three which has a superb large bay window matching to that of the room below on the ground floor. There is a feature cast iron fireplace with cast iron fire surround, with chimney breast recesses either side housing wardrobes.





Bedroom four is to the rear and has a feature fire, sizeable understairs storage, window to the rear elevation and a single wardrobe. Bedroom five has a window to front elevation, feature fire surround, storage shelves to the chimney breast recesses and is currently used as an office space and is ideal to work from home. Completing the first floor accommodation is the family bathroom with a three piece suite with a bath with shower over, pedestal wash hand basin, WC, heated towel rail and two windows to the side elevation.

Stairs rise to the second floor, with the landing area currently being used as a second office space, which has a blackout Velux window to the front elevation. A superb feature door leads to a space which has the potential for a dressing area or wardrobe space and has a blackout Velux to the front elevation and access to eaves. The bedroom area has a blackout Velux window to the rear elevation, access to the eaves and has its own ensuite bathroom making it a perfect guest / teenager suite. The ensuite bathroom has a four piece suite with a free standing bath, double shower cubicle set behind crittal style doors with a drench shower head, a CP Hart sink and toilet, electric underfloor heating under a tiled floor, a Velux to the rear elevation and cleverly concealed access to the boiler and the eaves adjacent to the toilet.

Outside

To the front of the property is off road parking by virtue of a cobblestone driveway, complete with EV charging point, and tall privet hedging either side affords privacy from the immediate neighbours. A wrought iron gate gives access to the side of the property and through to the rear tiered garden. To the left, the boundary is fully walled and to the right is fully fenced and immediately abutting the property is a paved entertaining area. Steps lead up between a low level brick wall and hedging to a lawned area with planted herbaceous borders and paving stones leading up to the next tier. Behind cleverly conceived planters is an outdoor heated swimming pool with a paved surround creating another entertaining area ideal for enjoying the sunny aspect. A new boiler for the pool was installed in May 2023. Completing the outdoor space are two outbuildings providing ample storage.

This superb property is offered to the market with the Agents strongest recommendations.

Location

Coventry Road is one of the most popular tree lined roads within Market Harborough due to the quality of period homes on offer and its proximity to Market Harborough town centre and its station which provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. Schooling within the area is well catered for both within the state and private sector. Robert Smyth is within a few hundred yards, while the Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within a half an hour car journey.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: C

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

Satnav Information

The property's postcode is LE16 9BZ, and house no 72.





Coventry Road, Market Harborough, LE16 9BZ

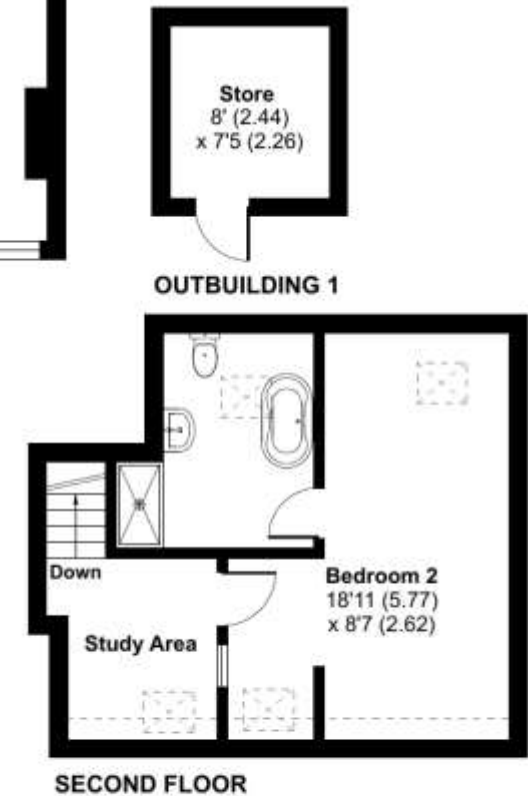
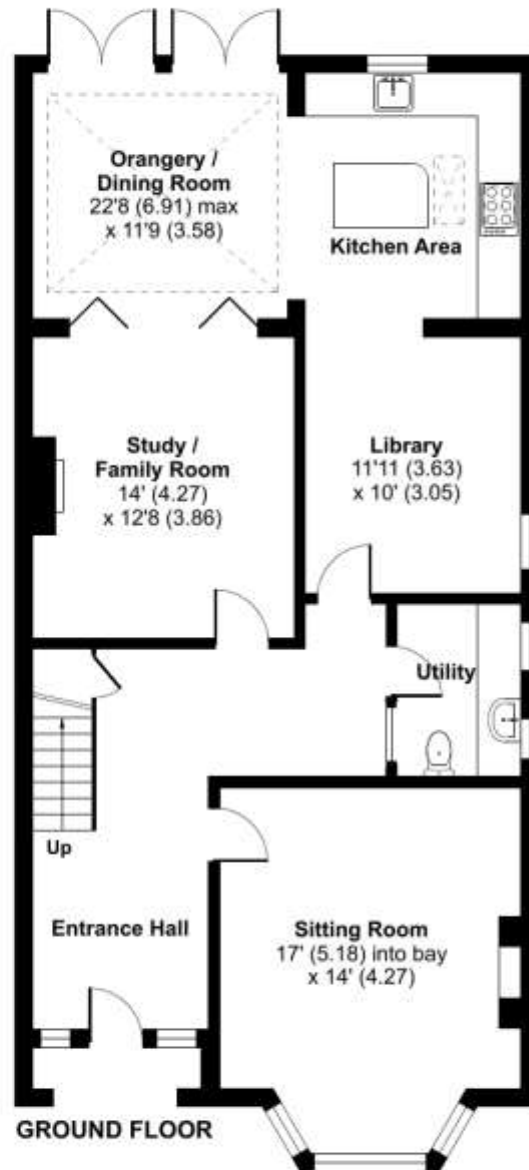
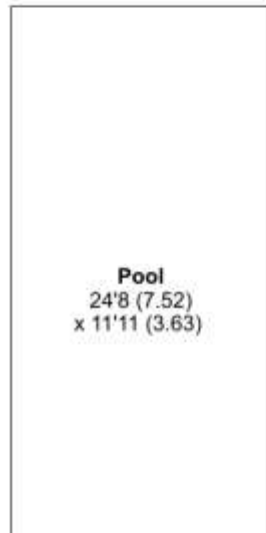
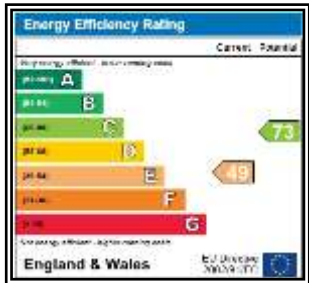
Approximate Area = 2344 sq ft / 217.7 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuildings = 92 sq ft / 8.5 sq m

Total = 2472 sq ft / 229.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
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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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