



3 Buswell Court

CLIPSTON, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 9UR

GUIDE PRICE: £635,000

JAMES
SELICKS

This modern, four double bedroom detached family home, tucked away in a select development by local builders Riverwood Homes, close to the village centre and with paddock views to the rear, would suit both growing families and downsizers alike.

Modern detached family home • Paddock views to the rear • Approx 1,759 sq. ft. of living space • Four double bedrooms • Sitting room with log-burning stove • 18ft dining kitchen • Study, utility room and guest cloakroom • Two ensuite shower rooms and family bathroom • Double garage and off-road parking • Select development within sought after village •

Accommodation

A welcoming entrance hall greets you as you step in through the canopied front door. Immediately ahead is an internal lobby which links the double garage to the house. A handy guest cloakroom is to your left while the study is ahead of you. Stairs rise to the right-hand side of the hall with a good-sized storage cupboard beneath, while glazed double doors to both the sitting room and dining kitchen allow for plenty of natural light. The sitting room feels spacious and bright with light filling the room from a dual aspect. A cast iron log burner provides both warmth and a focal point, and double doors lead out to the patio and garden at the rear.

The dining kitchen comprises a comprehensive range of elegant, fitted wall and base units with Quartz work surfaces above. There is an integrated fridge/freezer, dishwasher, and a range style oven. The sink is positioned to take advantage of the garden and paddock views, while to the right-hand side of kitchen is a stunning Neptune larder cupboard, fitted in 2023, (and available by separate negotiation). A handy utility room is in the corner and provides separate access outside. There is an integrated washer dryer.

Special note: There is a through floor lift in the corner, that provides access to the first-floor guest ensuite.

Upstairs the sense of space continues with the superb galleried landing. There is a fitted airing cupboard with storage to the corner. The spacious principal bedroom suite features a vaulted ceiling with two dormer windows to the front and two skylights that allow for lots of natural light. The ensuite shower room features a suite comprising a double shower cubicle, WC and wash hand basin. There are three further double bedrooms, the guest bedroom also features an ensuite shower room, (currently configured to house the through floor lift). The family bathroom features a modern white suite comprising panelled bath, separate shower cubicle, WC, and wash hand basin.

Outside

The front is blocked paved providing off-road parking for two vehicles with a paved path and bedding borders to the front door. Gated access to the side leads to a rear passage and out to the garden.





The garden has been landscaped to provide an extensive paved patio terrace with space for dining and lounging, the lawn beyond is bordered with well-stock bedding areas while a timber post and rail fence allows for attractive views over the paddock beyond. To the corner is a wood pergola with dining terrace, perfectly placed to sit and enjoy the views. Timber fencing to the corner has created a storage area for gardening equipment as well as housing the oil tank.

The garage features twin up and over doors, power, and lighting with a personnel door into the lobby and hall.

Location

Clipston is a small, thriving, and well-regarded village close to the Leicestershire/Northamptonshire borders, which is known for the quality of its rolling countryside views and its strong community spirit. It offers sporting, social, and recreational facilities via a play park, tennis courts, football pitches, village hall, parish church and a popular public house. The locally renowned Clipston Endowed VC Primary School is a particular draw to the village for those with young families. It also offers easy access to Market Harborough which has a wider range of day-to-day amenities and the mainline railways station with links to St Pancras, London in under an hour.

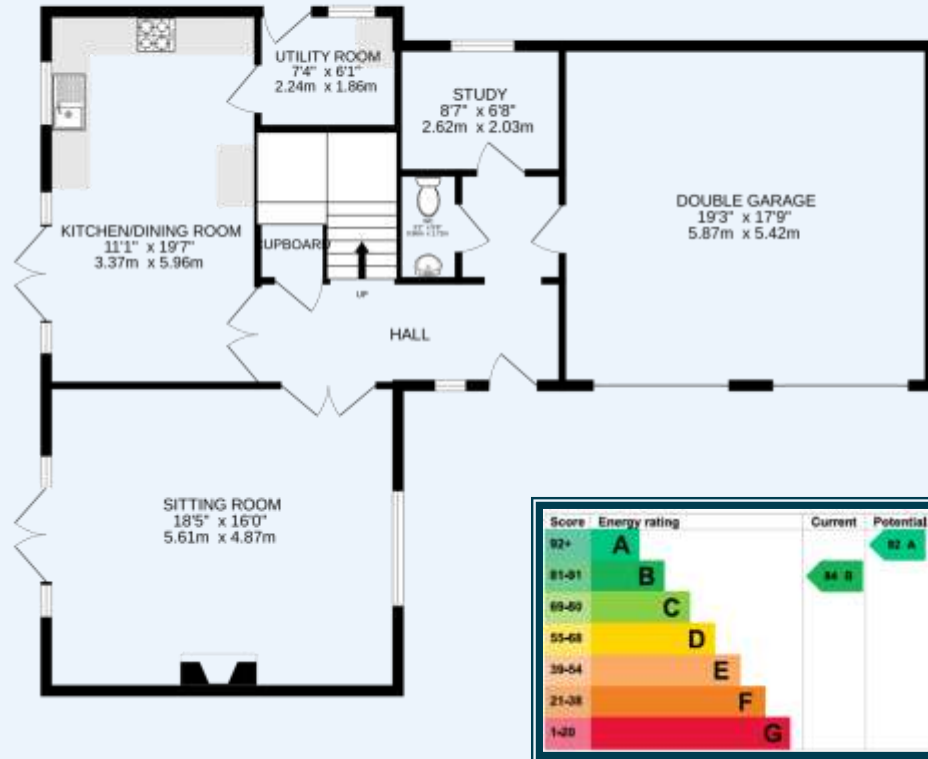
Satnav Information

The property's postcode is LE16 9UR, and house number 3.

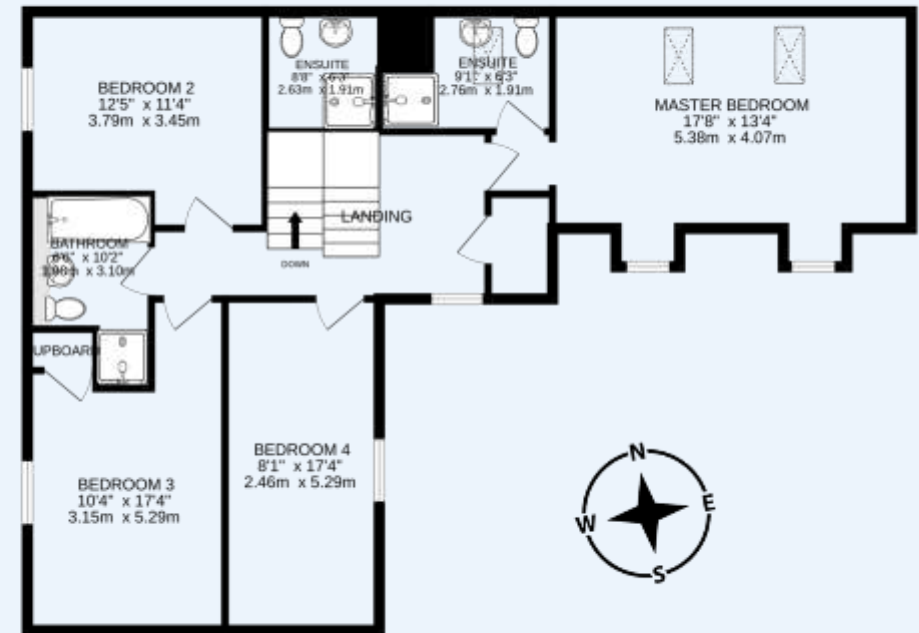




GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.3 sq.m.) approx.



**3, Buswell Court, Clipston, Market Harborough
Leicestershire LE16 9UR**

Total approx. floor area of house: 1,759 Sq. Ft – 163.42 Sq. M
Total approx. floor area of garage: 334 Sq. Ft – 31.03 Sq. M
Total approx. floor area: 2,093 Sq. Ft – 194.45 Sq. M

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

Tenure: Freehold

Local Authority: West Northamptonshire

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: None

Tax Band: G

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

Broadband delivered to the property: Assumed FTTP

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The Title contains covenants

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling with a through floor lift

Cladding: None

Planning issues: None which our clients are aware of

Coastal erosion: None

Coal mining in the local area: None

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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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