

JAMES  
SELLICKS



Jack Cumberland Road

MARKET HARBOROUGH, LEICESTERSHIRE



The property comprises an attractive four-bedroom detached residence offering generously proportioned and well-planned accommodation, occupying a bright and sunny south-west facing plot on the sought-after Rockingham View development by Redrow Homes.

- Four-bedroom detached family home
- Bright south-west facing plot
- Spacious sitting room & entrance hall
- Impressive open-plan living kitchen
- Modern kitchen with integrated appliances
- Principal bedroom with en-suite
- Three further well-proportioned bedrooms
- Driveway parking & garage/store
- Home office / gym to rear of garage
- Landscaped garden
- & no upward chain

#### Accommodation

The welcoming entrance hall creates an immediate sense of space and light, with stairs rising to the first-floor landing and a useful understairs storage cupboard. The cloakroom, benefitting from a window to the front elevation, is fitted with a low-flush WC and wash hand basin. The well-proportioned sitting room enjoys a pleasant outlook to the front elevation and provides a comfortable and inviting living space. To the rear, the impressive open-plan living kitchen forms the heart of the home, featuring multiple windows and wide patio doors that flood the room with natural light and open directly onto the rear garden, creating an excellent space for both everyday family living and entertaining.

The kitchen is fitted with an extensive range of stylish contemporary wall and base units with soft-close drawers and complementary work surfaces, incorporating a 1½ stainless steel sink and drainer. High-quality integrated appliances include a Bosch double oven, built-in fridge and freezer, dishwasher, and a four-ring Smeg gas hob with stainless steel splashback and extractor hood. A discreet utility cupboard provides space and plumbing for a washing machine with worktop over. The ground floor is finished with sleek tiled flooring throughout, enhancing the modern feel and practicality of the accommodation.

To the first floor, the spacious landing gives access to a large airing cupboard and loft space. The principal bedroom is a bright and comfortable retreat with a window to the front elevation and a well-appointed en-suite shower room, featuring a window to the side elevation, a double shower cubicle, wash hand basin, low-flush WC and a contemporary chrome heated towel rail. Bedroom two is a generously sized double room overlooking the rear elevation and benefits from an excellent range of fitted wardrobes. Bedroom three also enjoys views across the landscaped rear garden, while bedroom four, positioned to the front, is ideal as a guest bedroom, nursery or home office. The family bathroom, with a window to the side elevation, is tastefully fitted with a bath with shower over, wash hand basin, low-flush WC and a chrome heated towel rail.

#### Outside

Externally, the property is approached via a substantial side driveway providing ample off-road parking for up to three vehicles and leading to a garage with up-and-over door, power and lighting. The rear portion of the garage has been thoughtfully converted to create a versatile home office or gym, complete with patio doors opening directly onto the garden.

The beautifully landscaped rear garden is a particular feature, enjoying a highly desirable south-west facing aspect. It has been professionally designed to include two sun-drenched patio seating and entertaining areas, raised sleeper beds, and well-defined fenced and walled boundaries, creating a private and attractive outdoor space.

The property is offered for sale with no upward chain.





#### Location

Market Harborough offers a wide range of amenities including a mainline rail service to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the south.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Conservation Area:** No

**Estate Management:** There is a Management Company (Greenbelt Group Limited) which looks after the maintenance and management (grass cutting etc) of the green open spaces on the development. There is an annual fee of approximately £150, which is reviewed annually

**Tax Band:** E

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

**Broadband delivered to the property:** FTTP

**Non-standard construction:** Believed to be of standard construction

**Wayleaves, Rights of Way & Covenants:** Yes

**Flooding issues in the last 5 years:** No

**Accessibility:** No modifications to the property

#### Satnav Information

The property's postcode is LE16 8GF, and house number 16







# Jack Cumberland Road, Market Harborough, LE16



Approximate Area = 1132 sq ft / 105.1 sq m

Garage = 107 sq ft / 9.9 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1315 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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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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