



# The Woodlands

MARKET HARBOROUGH, LEICESTERSHIRE

JAMES  
SELICKS



Occupying a superb position within one of Market Harborough's most sought-after residential addresses, this substantial detached bungalow offers beautifully presented accommodation extending to approximately 2,218 sq.ft., including the double garage. Set within mature, private grounds totalling 0.82 acres and enjoying a peaceful setting amongst similarly distinguished homes, the property combines generous proportions with a highly practical single-storey layout. Offering versatile living space, three double bedrooms, a stunning open-plan dining kitchen and beautifully landscaped gardens, this is a rare opportunity to acquire an exceptional home in a prestigious location.

Prestigious residential location • Individually designed detached bungalow • Approximately 2,218 sq.ft. including double garage • Three generous double bedrooms • Superb principal bedroom with en-suite shower room • Spacious sitting room with feature gas-burning stove • Impressive open-plan dining kitchen measuring over 22ft • Separate study ideal for home working • Double garage with utility room and boot room • Mature, private, north west facing gardens with extensive driveway parking totalling approx. 0.82 acres

#### Accommodation

A welcoming entrance porch leads into a spacious reception hall, creating an immediate sense of space and flow throughout the home. The principal reception room is an elegant sitting room extending to over 20ft in length, enjoying excellent natural light and centred around a feature gas-burning stove.

Undoubtedly one of the property's standout features is the impressive L-shaped dining kitchen, to the rear of which are glazed doors provide direct access to the garden, creating a seamless connection between the indoor and outdoor living spaces, with the added benefit of air conditioning. The kitchen is beautifully appointed with a comprehensive range of contemporary units, integrated appliances and a breakfast bar, the room provides an ideal space for everyday family life as well as entertaining. There is ample room for both dining and seating areas, whilst large windows and doors frame views across the gardens. Complementing the living accommodation is a useful study, together with a practical utility room and adjoining boot room providing access to the double garage.

The bedroom accommodation is thoughtfully arranged, creating a degree of separation from the living spaces. The principal bedroom is particularly generous in size and benefits from a stylish en-suite shower room. Two further double bedrooms are served by a well-appointed bathroom featuring both a bath and separate shower enclosure.

#### Outside

The property occupies an enviable plot within this highly regarded residential enclave. Approached via an extensive block-paved driveway, there is ample parking for numerous vehicles alongside access to the substantial double garage. Mature trees, established planting and well-maintained boundaries provide both privacy and an attractive setting on arrival. The gardens are a particular highlight, wrapping around the property and providing a wonderful sense of seclusion. There is a substantial shed, partitioned in two providing additional storage, set on a paved terrace area ideal for BBQing. Extensive lawns are interspersed with mature specimen trees, established shrubs and colourful borders, creating year-round interest. A generous paved terrace offers the perfect setting for outdoor dining and entertaining whilst enjoying views across the beautifully landscaped grounds. Despite the peaceful surroundings, the property remains conveniently placed for the excellent amenities, schooling and transport links available within Market Harborough.





#### Location

The Woodlands has long been regarded as one of Market Harborough's most prestigious addresses, lying on the northern fringes of the town, in a quiet setting with houses particularly well-spaced. The market town of Market Harborough offers excellent shopping and supermarket facilities including Waitrose, Sainsbury's and Tesco, schools, restaurants, bars, a theatre, and leisure centre. For the commuter, there are mainline rail services to London St Pancras with its new Eurostar link, the M1 is accessible at junction 20, and the A14 lies to the south.

**Tenure:** Freehold

**Local Authority:** Harborough District Council

**Listed Status:** Not Listed. Built c1970s

**Conservation Area:** No

**Tree Preservation Orders:** Yes

**Tax Band:** F

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

**Loft:** Boarded, insulated, lit with ladders

**Meters:** Electric & Gas smart meters. Water meter

**Broadband delivered to the property:** FTTC (350 mbps)

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

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

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

**Accessibility:** Single storey dwelling

**Planning issues:** None our clients are aware of

**Satnav Information:** The property's postcode is LE16 7BW, house number 12







# The Woodlands, Market Harborough, LE16

Approximate Area = 1902 sq ft / 176.7 sq m

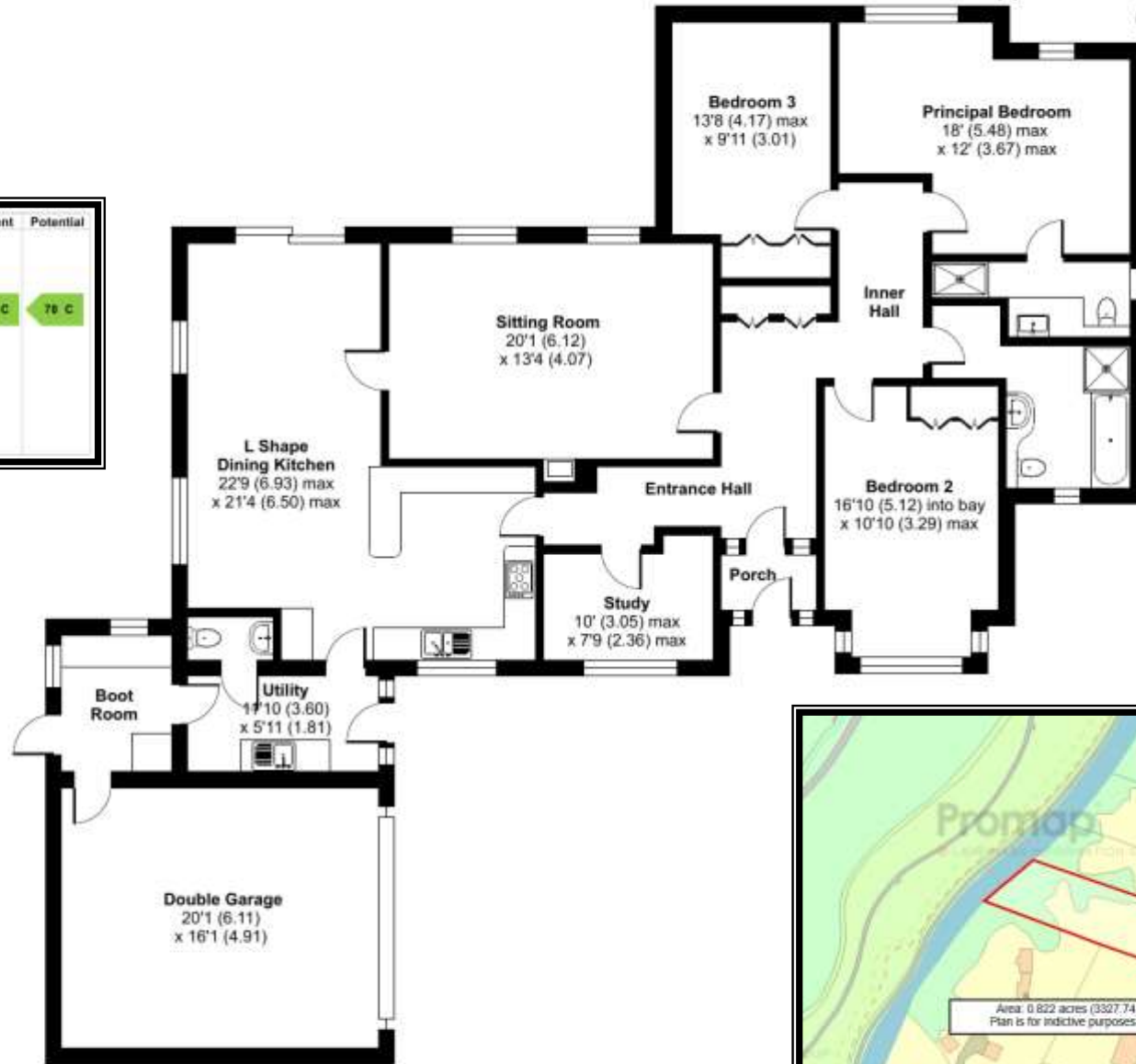
Garage = 316 sq ft / 29.3 sq m

Total = 2218 sq ft / 206 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**



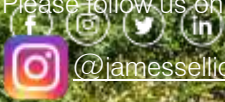
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#### Measures and Other Information

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.

