

# JAMES SELICKS

Rupert Road

MARKET HARBOROUGH





Tucked away in a quiet cul-de-sac, this fantastic and spacious detached bungalow has been cleverly extended to provide generous and versatile accommodation, perfectly blending comfort and potential.

Beautifully positioned with stunning rear gardens, the property is superb in its current form yet offers exciting scope for further remodelling or reconfiguration if desired.

Peaceful cul-de-sac position • spacious and versatile accommodation • elegant lounge with large picture window • dining room connecting through double doors to lounge • well-appointed dining kitchen with integrated appliances • three bedrooms including a principal suite with en-suite wet room • beautiful, private rear gardens • stunning, secluded outlook • EPC - C

### Accommodation

A welcoming entrance porch opens into the hallway, which provides useful storage and access to the loft. The lounge enjoys wonderful rear garden views through a large picture window and features two skylights that flood the space with natural light. A characterful antique brick chimneybreast with an inset cast iron log burner and flagstone hearth creates a striking focal point. Double doors open to the dining room/bedroom four, which has a side window and connects directly across the hallway to the dining kitchen.

The superb dining kitchen enjoys an excellent range of eye and base level units with soft-closing drawers, ample preparation surfaces, tiled splashbacks and a one and a quarter bowl sink with mixer tap over and a window overlooking the garden. Integrated appliances include twin Neff ovens and a stainless steel four-ring gas hob, plus space for a dishwasher.

The utility room provides a further sink, houses the Glow-worm combi boiler, and offers access to the rear garden. An additional workroom/utility space to the front provides ideal flexibility, perfect as a hobby room or practical laundry area, with a door leading out to the front courtyard.

There are three bedrooms, two positioned to the front of the property. The principal bedroom features an en-suite wet room with double shower, WC, and rear window, while the remaining bedrooms are served by a family bathroom.

### Outside

The bungalow occupies an attractive plot and is approached via a neat gravelled frontage with a mature planting scheme. With a delightful rear garden, enjoying a private and secluded aspect. Thoughtfully landscaped, it offers a blend of lawn, mature planting, and seating areas, providing a peaceful outdoor retreat.





#### 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

**Tax Band:** D

**Listed Status:** None.

**Conservation Area:** None.

**Services:** Offered to the market with all mains services & gas-fired central heating.

**Broadband delivered to the property:** fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** No sale of intoxicating liquors.

**Please Note :** A Chancel liability insurance policy including successor is in force.

**Flooding issues in the last 5 years:** None our Clients are aware of.

**Accessibility:** None our Clients are aware of.

**Planning issues:** None our Clients are aware of.





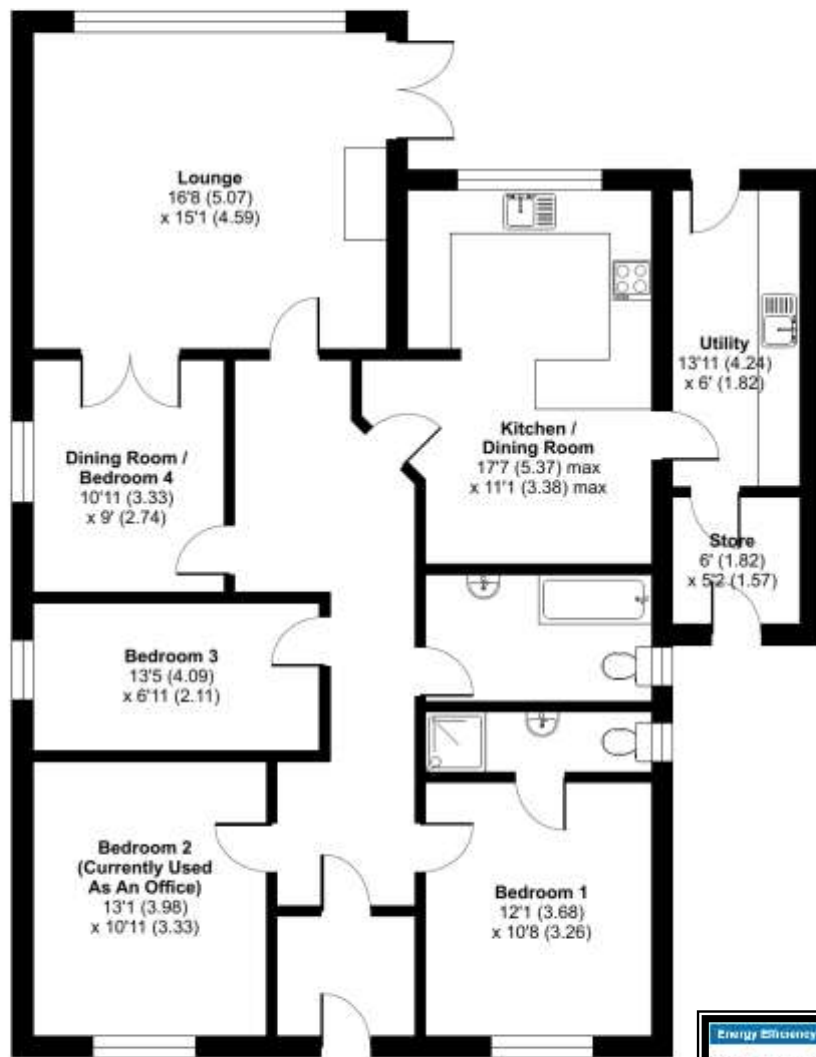




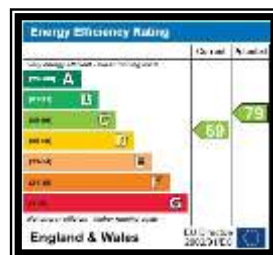
# Rupert Road, Market Harborough, LE16

Approximate Area = 1435 sq ft / 133.3 sq m

For identification only - Not to scale



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.

