



THE PASTURES
MARKET HARBOROUGH, LEICESTERSHIRE

JAMES
SELLICKS

The Pastures

Market Harborough
Leicestershire

A quietly situated detached family home, in an established and well regarded cul-de-sac location close to the centre of Market Harborough and railway station.

Recently upgraded to a high standard |
Handmade kitchen | Three reception rooms
| Five bedrooms | Family bathroom &
ensuite | Double garage | Easy access to
town centre and rail |

ACCOMMODATION

A storm porch provides useful storage and leads to an entrance hall with cloakroom and staircase off and direct access to a double garage with storage over and door to the garden.

The kitchen is well fitted with a handmade framed kitchen with granite work surfaces over, with ample storage by wall and base units. There is an inset sink unit, a Rangemaster range cooker with extractor, an American Samsung fridge freezer and a door to the side. Double doors lead to the dining room and a further two set of double doors, one that leads through to the sitting room and the other to the rear garden

The elegant sitting room has a feature stone fireplace, bay window to the rear and a door to the family room/study with French windows to the rear garden.

A staircase and landing provides access to five bedrooms; bedroom four is currently used as a dressing room with direct access to the main bedroom via a recently refitted ensuite shower room with a walk in shower enclosure The family bathroom has also been recently refitted with a

shower over the bath, pedestal wash hand basin and a low flush WC.

OUTSIDE

Outside is ample car standing space and access to a double garage. The rear garden is particularly private, has a large decked area taking best advantage of a delightful sunny aspect with lawns. A paved patio provides an entertaining and play area.

LOCATION

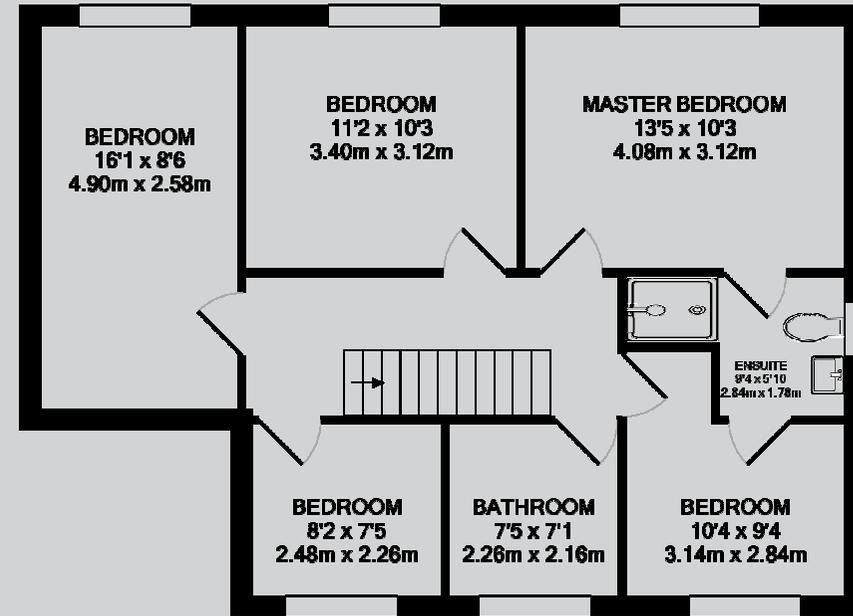
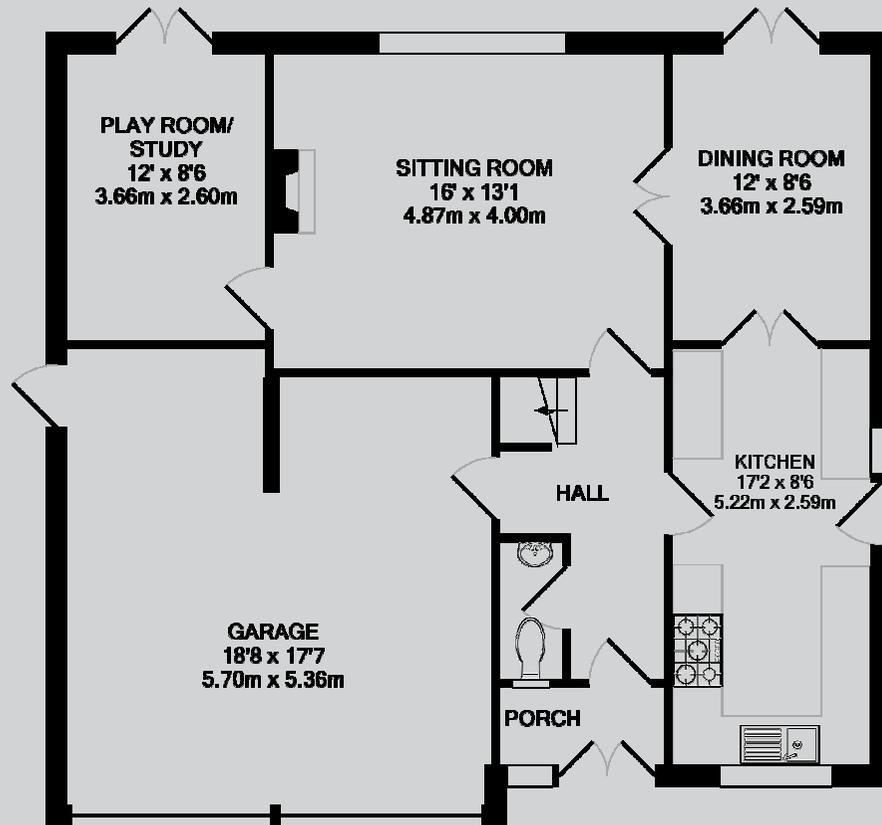
The property is located within easy access of Market Harborough town centre and the station which provides mainline rail access to London St Pancras in under an hour. Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town 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. 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 an half an hour car journey.

DIRECTIONAL NOTE

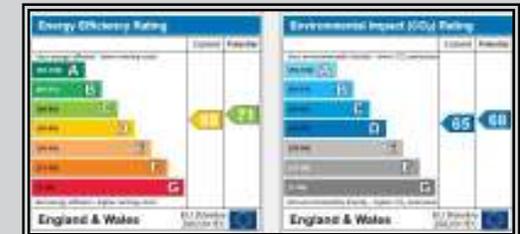
From the centre of Market Harborough proceed along Coventry Road then turn right at the mini round about onto Lubenham Hill. Take the first right turn onto Brookfield Road fourth turning on the left into The Pastures where the property may be found as indicated by our Agents for sale board.







Total Approx Gross Internal Floor Area = 158.1 sq/m – 1702 sq/ft
Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements 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.