



9 THE WOODLANDS, MARKET HARBOROUGH, LEICESTERSHIRE



KING WEST




KING WEST
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9 The Woodlands, Market Harborough, Leicestershire, LE16 7BW

Market Harborough Train Station (HST to London St Pancras International)
 Northampton 17 miles (HST to London Euston)
 Kettering 11 miles (HST to London St Pancras International)
 Leicester 15 miles (HST London St Pancras International). (All distances approximate)

A contemporary family home located in one of the most sought-after locations in Market Harborough, completed to a very high standard. Set in grounds of approximately 0.75 acre

- Reception Hall
- Open Plan Kitchen/Family Room
- Sitting Room & Dining Room
- Living/Games Room
- Utility Room & Gym
- Principal Bedroom with Dressing Room & En-Suite
- Four Further Bedrooms & Family Bathroom
- Double Garage and Driveway Parking
- Large Mature Garden

The Situation

9 The Woodlands is set on the outskirts of Market Harborough, in close proximity to the town centre and rolling Leicestershire countryside. The market town has an excellent range of every day facilities including banks, supermarkets, a commercial centre, theatre, and leisure centre. It is from here that a mainline station connects with London St Pancras International and Eurostar. Nearby is the famous Foxton Locks Inclined Plane on the Grand Union Canal. The arm from the foot of the Locks terminates in the Market Harborough basin. The entire nationwide canal system is accessible from here. The area is well known for schooling within Market Harborough and preparatory schooling available at Great Glen, Maidwell, Spratton and senior at Uppingham, Oakham, Oundle, Leicester and Rugby.

Communications are excellent, with the A6 trunk road nearby, connecting Leicester and Market Harborough. The A47 trunk road to the north connects the cities of Leicester and Peterborough and the M1 is accessible immediately to the west of Leicester via Junction 21 through to Junction 22. From both Leicester and Market Harborough mainline rail stations connect with London St Pancras International, the latter taking just over an hour. International air travel is available at East Midlands Airport, Birmingham, Stansted and Luton.

Sporting and recreational facilities are well catered for in the area. Golf is at Leicester, Market Harborough, Kibworth and Luffenham. Water sports, including sailing and fishing, are available at Rutland Water, near Oakham, Northampton Sailing Club at Brixworth and fishing on Eyebrook Reservoir near Uppingham.



The Property

Situated on a large plot on this renowned tree lined road. 9 The Woodlands offers fantastic flexible, spacious and highly specified accommodation sitting on a substantial plot of approximately 0.75 acres and enjoying a large mature garden. The property has undergone a thorough refurbishment and extension to include a high-quality kitchen and bathroom suites, air conditioning to some rooms and new staircase and flooring.

The spacious reception hall features a newly installed return staircase to the first-floor landing, a cloakroom, dining room and gymnasium which benefits from air conditioning.

Double doors lead through to a superb light filled kitchen/family open plan entertaining space which benefits from Sonos sound system and under floor heating. The specification of the property has been completed with attention to detail – the ultra-modern, ‘Smart Haus’ kitchen with large central island, range of fitted units and quartz work surfaces with ‘Blaupunkt’ ceramic hob. Two integral ‘Neff’ ovens with warming draw and microwave, refrigerator and freezer, dishwasher and two wine coolers. To the far wall, large Aluminium sliding doors open out to an extensive rear terrace, perfectly framing the view of the garden and a substantial roof lantern floods light into the room. The kitchen is open plan to include dining as well as family relaxing area overlooking the garden.

From the kitchen is a large utility/boot room with separate sink and fitted units as well as integral dishwasher, there is also a useful shelved walk-in pantry off the kitchen.

A door leads through into the sitting room/TV room with windows overlooking the side garden. The inner hallway leads to a spacious living room presently used as a games room with views over the garden and benefiting from air conditioning. Access to the double garage is from the inner hallway.

A return staircase rises to the first-floor galleried landing. The principal bedroom benefits from air conditioning with windows overlooking the front elevation, the dressing area has a range of built in wardrobes with cupboards above and leads to the spacious en-suite bathroom with the benefit of under floor heating. There are four further double bedrooms overlooking the front and rear elevations, a well equipped family bathroom with under floor heating and a first-floor laundry room.

Outside

To the front of the property is an ‘in and out’ driveway offering parking for several vehicles and giving access to the double garage and rear garden.

To the rear of the property there is an extensive raised patio, perfect for entertaining and BBQ’s during the summer months, steps lead down the extensive lawned garden with mature planting, established trees, fruit trees and hedge boundary.

Viewing

The property may only be inspected by prior arrangement through King West. Tel: 01858 435970.

Council Tax Band

Council Tax Band G

Services

None of the services have been tested by the agents.

Local Authority

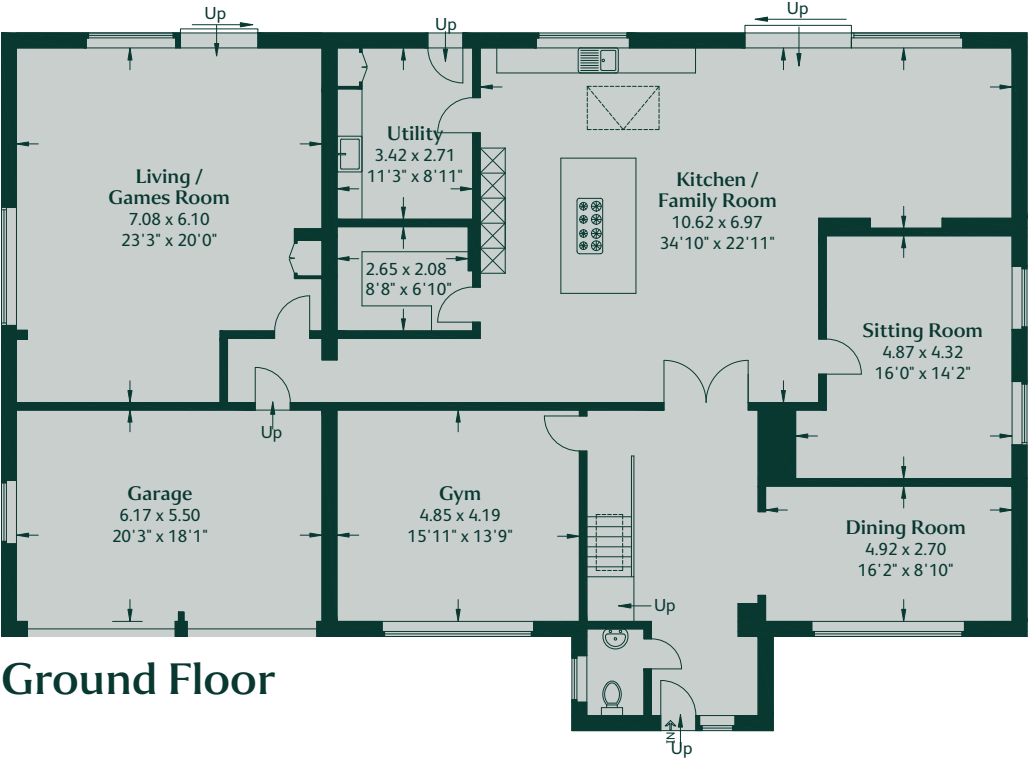
Harborough District Council

EPC Rating

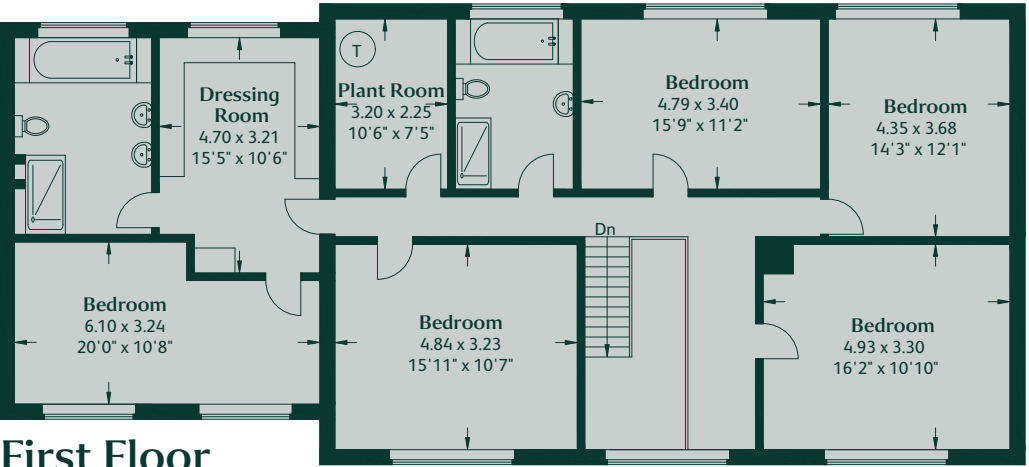
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Floorplans



Ground Floor



First Floor

Approximate Gross Internal Area = 368.86 sq m / 3970.37 sq ft
Garage = 25.74 sq m / 277.06 sq ft
Total Area = 394.60 sq m / 4247.43 sq ft

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