

7, HOME CLOSE

DINGLEY, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 8QU

OFFERS OVER: £650,000



JAMES
SELLICKS

If you're looking for more space for your growing family and yearn to combine rural living with convenient access to town and rail station, then this extended four double bedroom detached family home with a stunning, contemporary open plan living dining kitchen, as well as two further reception rooms, in Dingley, just minutes from the rail station and Harborough town centre, could be just what you're looking for.

Extended detached family home • Four double bedrooms • 23 ft x 21 ft open plan living dining kitchen • Sitting room with open fire • Garden room • Utility and guest cloakroom • Ensuite, family bathroom and separate shower room • Countryside Views • Double garage and ample off-road parking • Landscaped Garden with westerly aspect •

Accommodation

You step through the outer door into a spacious porch which wraps to the side and provides access into the garage and out to the side passage. Through here you come to the original entrance hall with stairs rising to your right. On the left is a handy guest cloakroom and the boiler room which provides storage and houses the oil-fired boiler. The sitting room features an open fire and feels bright and spacious owing to the glazed, bi-folding doors that lead into the garden room which takes in attractive, leafy views of the landscaped garden beyond.

The open-plan living dining kitchen spans 23ft by 21ft creating a show-stopping space. Natural light floods the room through three skylights, and central, double doors are flanked by large windows. The kitchen area is equipped with a comprehensive range of sleek, contemporary units that provide ample storage along with a large central island that offers further work surface space. Integrated appliances include three Siemens ovens and hob, fridge/freezer, and dishwasher. The living area features a contemporary multi-fuel burning stove providing the ideal focal point to relax. There is the utility room which is also equipped with storage units and offers plumbing and space for a washing machine and dryer with access to the side passage outside.

Upstairs you will find four good sized bedrooms, the master bedroom featuring ample fitted wardrobes and stunning views over the garden and Dingley valley through the trees. The ensuite has been refitted to provide a suite comprising shower cubicle, WC, and wash hand basin. There is also a further separate shower room off the landing and a family bathroom that has been refitted to provide a contemporary suite featuring bath, WC, and wash hand basin set within a large vanity unit to the side.

Outside

A spacious, gravelled drive bordered by mature bedding borders, provides ample off-road parking, and leads to the detached double garage which is situated to the side. The rear garden has been landscaped and enjoys a bright and sunny south/westerly aspect with an extensive paved patio terrace, bedding borders and bedding insets to the lawn and is enclosed by fencing and hedgerow.

Planning

Our clients have a planning application which has been refused for the erection of a detached dwelling on a portion of the plot (which they will be retaining). They have appealed this refusal with North Northamptonshire Council. Application NK/2023/0493. This plot is available via a separate negotiation.





Location

Dingley is a charming, picturesque village on the Leicestershire/Northamptonshire border approximately 2 miles east of Market Harborough town centre. This small village grew as part of the Dingley Hall estate, an exquisite Grade I Listed country house. Surrounded by rolling countryside there are numerous amenities in the thriving town of Market Harborough, including mainline rail to London, supermarkets, independent shops, cafes and restaurants, theatre and both primary and secondary schooling. The nearby village of Great Bowden has further amenities including primary school, independent café's/deli and two public houses.

Tenure: Freehold

Local Authority: North Northamptonshire Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: E

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

Broadband delivered to the property: Assumed FTTC

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants: The Title contains covenants. A copy is available on request.

Flooding issues in the last 5 years: None

Accessibility: Two storey dwelling. No accessibility modifications

Cladding: None

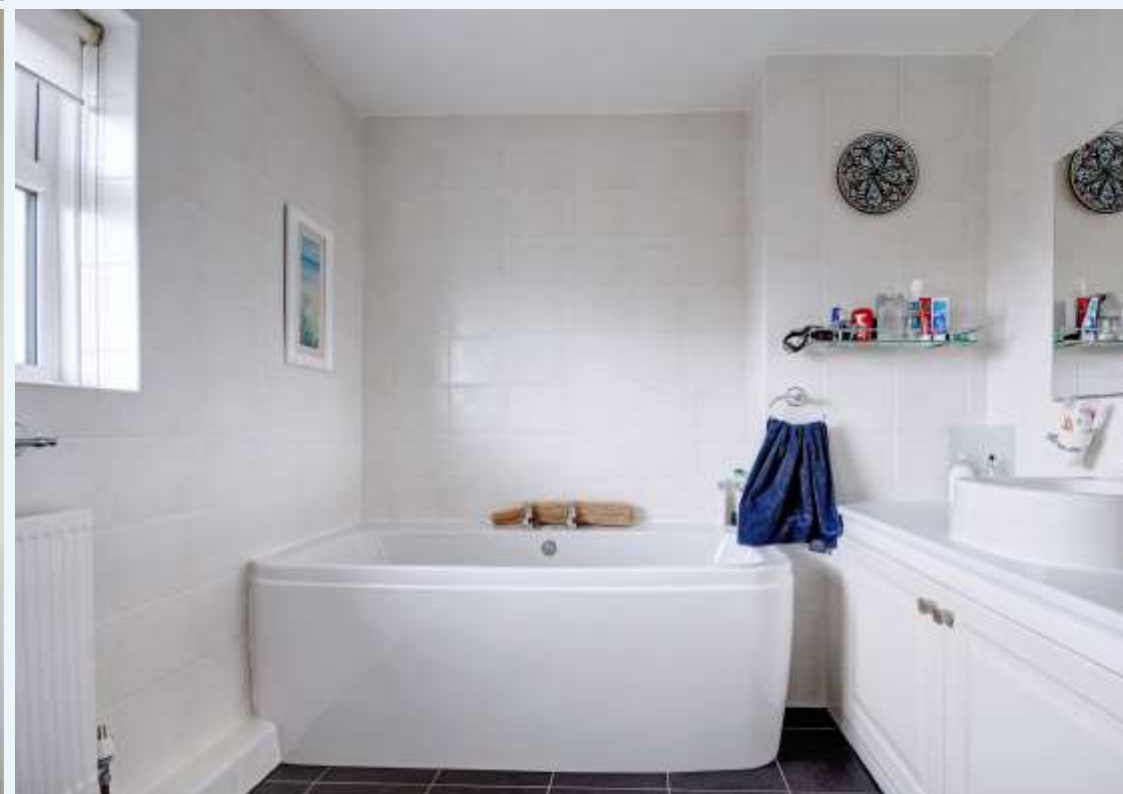
Coastal erosion: None

Coal mining in the local area: None

Satnav Information

The property's postcode is LE16 8QU, and house number 7.





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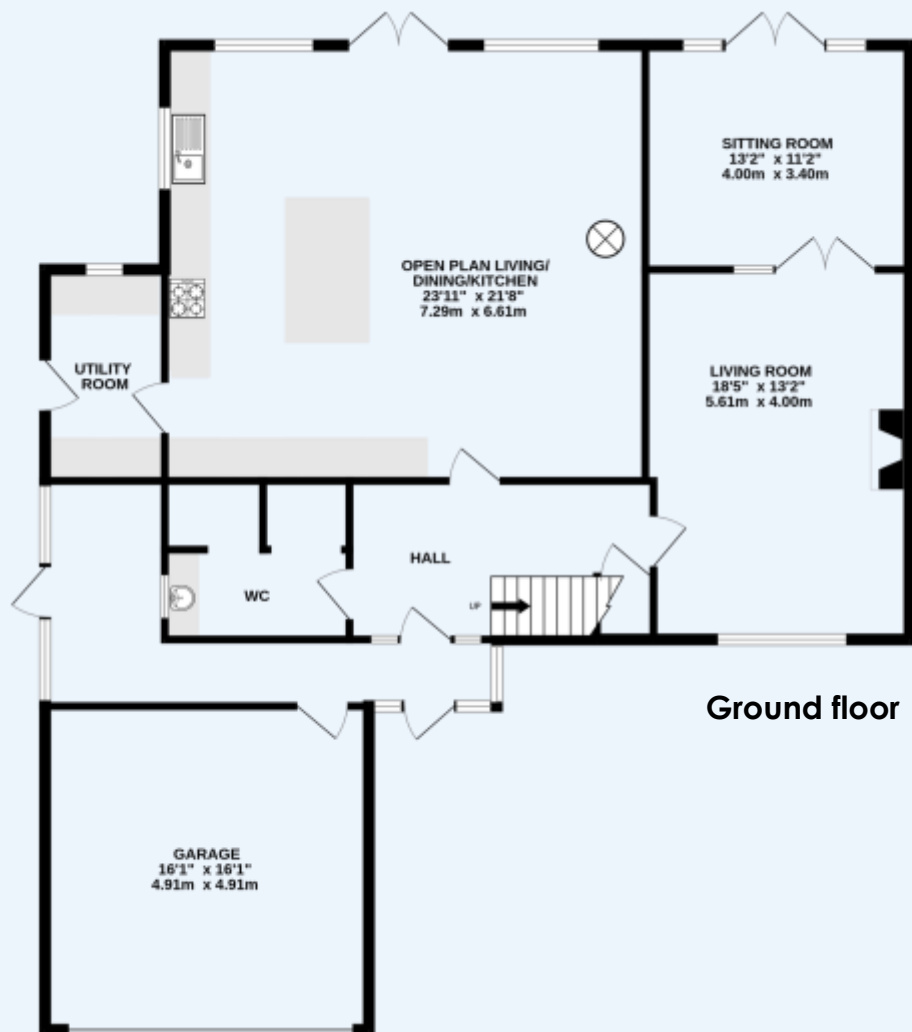
Total approx. internal floor area = 195.2 Sq. M (2,101 Sq. Ft)

Total approx. floor area Garage = 24.1 Sq. M (259 Sq. Ft)

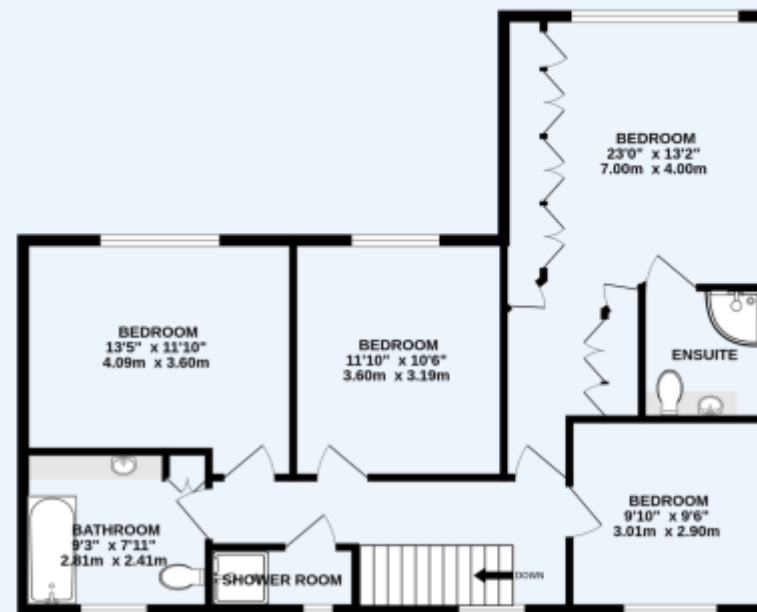
Total Approx Gross Floor Area = 219.3 Sq. M (2,360 Sq. Ft)

Measurements are approximate. Not to scale.

For illustrative purposes only.



Ground floor



First floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Market Harborough Office
13 Church Street
Market Harborough
LE16 7AA
01858 410008
mh@jamesseelicks.com

Leicester Office
01162 854 554

Oakham Office
01572 724437

jamesseelicks.com



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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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