

Holt House

SLAWSTON, MARKET HARBOROUGH



JAMES
SELICKS

An attractive and substantial four-bedroom detached village home, offering beautifully balanced accommodation, a detached double garage with versatile games/hobbies room above, and established gardens. Boasting immaculate neutral accommodation that is ready to move into, and the added benefit of no upward chain, a property of this type and location will not be on the market long.

Attractive and substantial detached family home • Approximately 2,158 sq ft of accommodation in total • Four bedrooms and two bathrooms • Generous dual-aspect sitting room with fireplace • Separate snug and study • Contemporary dining kitchen with pantry • Utility room and ground floor cloakroom • Delightful sunroom overlooking the garden • Detached double garage with games/hobbies room above • Established gardens with ample driveway parking • Welland Valley village • No upward chain

Accommodation

Holt House is an impressive, detached home extending to approximately 2,158 sq. ft in total and providing generous, flexible accommodation ideally suited to modern family life. The ground floor combines a choice of reception rooms with a contemporary dining kitchen, study, snug, utility room and delightful sunroom, whilst upstairs are four bedrooms and two bathrooms. A particular feature is the detached double garage, with a large games/hobbies room above providing excellent additional space for leisure, hobbies or working from home. The photographs show a bright, well-presented interior together with mature gardens surrounding the house.

The front door opens into a welcoming entrance hall with staircase rising to the first floor and access to the principal reception rooms. To one side is a comfortable snug, while across the hall the particularly generous sitting room enjoys plenty of natural light from windows to the front and French door and windows to the rear, together with a fireplace creating an attractive focal point. A separate study provides an ideal home-working space and is accessed via the open plan dining kitchen, making this part of the house especially practical for day-to-day family life.

At the rear, the open plan dining kitchen forms a sociable heart to the home, fitted with sleek contemporary cabinetry, contrasting work surfaces and integrated appliances, with ample room for a family dining table. The walk-in pantry will make you the envy of your friends, while the utility room provides additional storage and worktop space, white appliance space, a sink and access to outside. French doors open into a lovely sunroom, a wonderfully light additional reception space with windows overlooking the garden and doors leading outside. Completing the ground floor is a useful cloakroom. The combination of sitting room, snug, study, dining kitchen and sunroom provides an excellent degree of flexibility, whether entertaining, working from home or simply accommodating busy family life.

Upstairs, a galleried landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom is particularly generous, with fitted wardrobes and its own spacious en-suite bathroom incorporating both a bath and separate shower. There are three further bedrooms, two of which are comfortable doubles, while the family bathroom is fitted with a modern white suite. The light, neutral presentation throughout creates a home that is immediately comfortable whilst offering plenty of scope for a purchaser to introduce their own style.

Outside

Holt House is approached across a generous driveway providing ample off-road parking and access to the detached double garage. The house itself has an attractive, traditional appearance with a central entrance and symmetrical frontage, set behind a lawned front garden with established hedging and planted borders giving a pleasant sense of maturity. The gardens continue around the property, with the principal garden laid mainly to lawn and complemented by mature hedging, shrubs, gravelled beds and paved areas for outdoor seating. The detached double garage is a particularly valuable addition, with stairs leading to a substantial games/hobbies room above. This versatile space could lend itself to a variety of uses, whether as a games room, gym, hobby space or additional home office, subject to any necessary consents.





Location

Slawston is a small rural village with a strong community spirit, offering a parish church and village hall, with further local amenities found in the nearby villages of Hallaton and Medbourne. A wider source of shopping facilities can be found at the market town of Market Harborough being approximately 6.5 miles away, also boasting a mainline railway link to London St Pancras in just over an hour. The village itself is surrounded by some of Leicestershire's most attractive rolling countryside.

Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: F

Listed Status: Not Listed, built 1994.

Conservation Area: Yes, Slawston Conservation Area

Tree Preservation Orders: Any trees at the property would be subject to a TCA (Tree in a Conservation Area)

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

Meters: Water meter

Loft: Boarded, insulated, lit, with ladders

Broadband delivered to the property: FTTP

Construction: Standard construction

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: No

Accessibility: Two storey dwelling. No modifications for accessibility

Planning issues: None declared by our clients

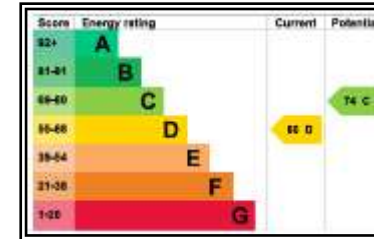
Satnav Information: The property's postcode is LE16 7UP.







Floor 1 Building 1



Approximate total area⁽¹⁾

200.4 m²

2158 ft²

Reduced headroom

15.9 m²

171 ft²



Floor 2 Building 1



Floor 1 Building 2



Floor 2 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

