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**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

**Beaurepaire, 96 Main Street,  
Leicester, LE16 7RD**  
**£525,000**





Situated in the sought after, picturesque South Leicestershire village of Foxton, Beaurepaire stands in an elevated position offering unobstructed vistas across the village and surrounding countryside. This charming, well maintained three bedroom detached bungalow is deceptively spacious and briefly comprises of; entrance porch, hallway, bay fronted sitting room, kitchen diner, three double bedrooms, recently renovated bathroom, large landscaped rear garden and a driveway leading to a garage. The village of Foxton boasts a host of amenities to include public houses, a village school and a fine parish church. Foxton Locks which sits on the Grand Union Canal enjoys the benefit of a restaurant and public houses along with great leisure activities. The nearby town of Market Harborough has a range of first class shops and restaurants as well as leisure facilities and schools. Market Harborough provides easy access for the A6 with its links to Leicester and Northampton. Market Harborough Station gives frequent access to London St. Pancras in approximately one hour.

- Charming Three Bedroom Detached Bungalow
- Sought After Village Location
- Unobstructed Countryside Views
- Well Maintained Home
- Refurbished Bathroom
- Landscaped Front & Rear Gardens
- Garage

### Entrance Porch

Accessed via a glazed uPVC door, quarry tiled floor and glazed timber door to:

### Hallway

Inset ceiling spotlights, consumer unit, loft hatch, radiator and step down to:

### Sitting Room

17'10" x 14'5" (5.46m x 4.41m)

Wall light points, decorative ceiling coving, double glazed uPVC bay window to front elevation, feature fireplace with decorative surround and hearth and radiator.

### Kitchen

20'5" x 10'11" (6.24m x 3.34m)

Inset ceiling spotlights, dual aspect uPVC double glazed windows to both front and rear elevation with bespoke solid wood shutters to the front, fitted kitchen with a full range of wall and base units with under cabinet lighting, integrated Neff 'Slide & Hide' oven, Neff microwave, wine rack, laminate work tops with inset stainless steel sink and drainer with mixer tap over, four ring Neff induction hob with enclosed extractor hood over, glass splash backs, radiator and tiled flooring.





### Bedroom One

14'7" x 10'11" (4.47m x 3.33m)

Inset ceiling spotlights, decorative ceiling coving, uPVC double glazed window to rear elevation, fitted wardrobes and a radiator.

### Bedroom Two

13'10" x 10'11" (4.24m x 3.34m)

Inset ceiling spotlights, decorative ceiling coving, uPVC double glazed window to side elevation, fitted wardrobes and a radiator.

### Bedroom Three

11'4" x 7'8" (3.47m x 2.34m)

Inset ceiling spotlights, decorative ceiling coving, uPVC double glazed window to rear elevation and a radiator.

### Bathroom

Inset ceiling spotlights, uPVC obscure double glazed window to rear elevation, recently refitted four piece suite consisting of low flush WC, ceramic wash hand basin with chrome mixer tap over set within in vanity unit, bathtub with tiled panel and enclosed mixer tap over, large double walk in shower with glass surround and ceramic tray, chrome heated towel rail, part tiled walls and ceramic floor tiles.

### Garage

With electric roller shutter door, power and lighting.

### Outside

To the front of the property lies an attractive, landscaped front garden with a paved driveway leading to the garage, a brick dwarf wall with mature plantation surrounds the lawned areas and paved steps lead to the porch. Timber side gates provide access to the rear of the property, which benefits from a sunny landscaped garden with a large paved patio providing an alfresco dining space. The lawn is bordered by a wealth of mature shrubbery, foliage and hedgerows and provides charming views of rolling countryside to as far as Billesdon.

### Directional Note

Sat Nav Ref: LE16 7RD.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 2705900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com).

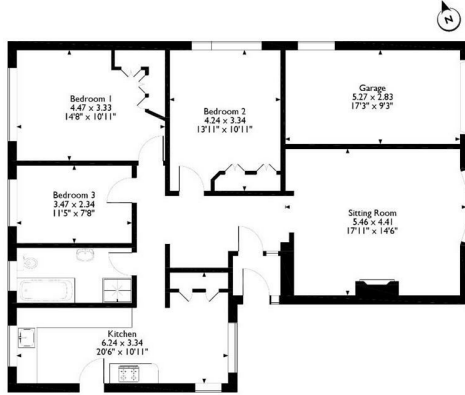
### Directions

SAT NAV: LE16 7RD



## Floorplans & EPC

96 Main Street Foxton, Market Harborough, Leicestershire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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T: 0116 270 5900

[info@fothergillwyatt.com](mailto:info@fothergillwyatt.com)

F: 0116 274 5732

[www.fothergillwyatt.com](http://www.fothergillwyatt.com)

26 Allandale Road | Stoneygate | Leicester LE2 2DA