1 School Lane
Wilbarston
LE16 8QN

£625,000





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WHAT'S GREAT?

Occupying a desirable position within the picturesque village of Wilbarston, this attractive double-fronted detached residence has been thoughtfully improved to offer spacious and versatile accommodation.

Beautifully presented throughout, the property is centred around a stunning refitted kitchen/dining room, creating the perfect space for both everyday family living and entertaining. Complementing this are two generous reception rooms together with a useful larder, offering flexible living accommodation to suit a variety of lifestyles.

A particularly valuable feature is the versatile ground floor study/family room, situated adjacent to a modern shower room, providing excellent potential for use as a fifth bedroom. This makes the property ideal for multi-generational living, accommodating guests, or those working from home. A separate utility room adds further practicality to the well-planned ground floor layout.

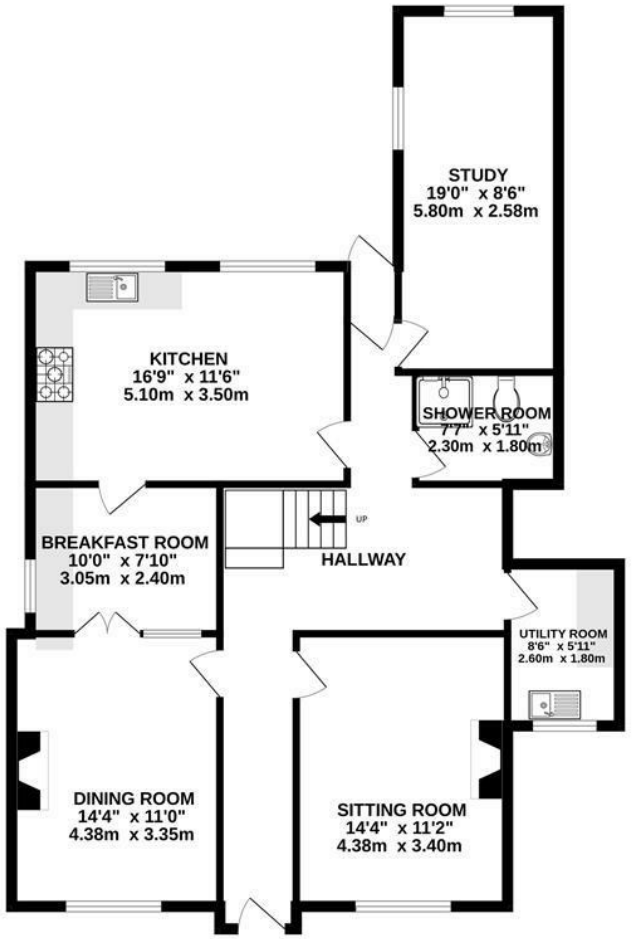
To the first floor are four well-proportioned bedrooms, all served by a family bathroom.

Outside, the property benefits from a gravelled driveway providing off-road parking for two vehicles. The enclosed south-facing rear garden enjoys a good degree of privacy and has been thoughtfully arranged to include a paved courtyard seating area, a lawn, and an allotment area, making it perfect for keen gardeners or those wishing to grow their own produce. A selection of mature fruit trees further enhances this delightful outdoor space.

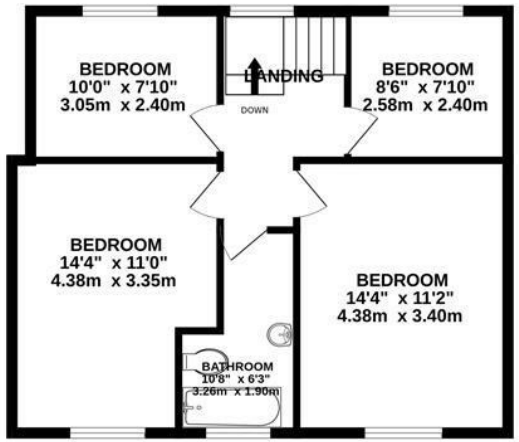
Located in the highly regarded village of Wilbarston, the property enjoys a wonderful balance of rural charm and everyday convenience. The village offers a welcoming community atmosphere with easy access to Market Harborough, Corby and Kettering, all providing a wide range of shopping, leisure and educational facilities. Excellent road and rail links make commuting straightforward, while the surrounding countryside offers an abundance of scenic walks and outdoor pursuits right on the doorstep.

Floor Plan

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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At a glance...

- Two spacious reception rooms
- Beautiful upgraded kitchen/ dining room
- Four bedrooms plus study
- Bathroom and shower room
- South facing garden with patio area and vegetable patch
- Off road parking for two cars


COMPOST







SELLER'S SECRET

Located in the highly regarded village of Wilbarston, the property enjoys a peaceful rural setting whilst remaining conveniently positioned for Market Harborough, Corby and Kettering. The village itself offers a welcoming community atmosphere with a range of everyday amenities, including a traditional public house, village shop and post office, together with a charming tea room. Surrounded by beautiful Leicestershire countryside, the area also provides excellent opportunities for walking and outdoor pursuits.





Why we like it....

Combining character features with modern upgrades, including a beautifully refitted kitchen and the added benefit of off-road parking, this charming village home offers spacious and versatile accommodation perfectly suited to modern family living. Early viewing is highly recommended to fully appreciate the character, space and superb location this exceptional property has to offer.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16 7DS
01858 458 458
www.oscar-james.com