

**Property reference number: -2410-1862 (MARKET HARBOROUGH)**

Home to a couple who are fairly flexible as to timing of a house swap.

**KEY INFORMATION...**

Bedrooms available:-	Double:- 2, (max:- 4 people)
Children welcome?:-	This is best suited for adults
Pets that live here:-	They don't have any pets
Re-dogs:-	They could not consider a dog staying.
Parking	Off-road parking is available for 2 cars



This detached house was built around the year 1997 and is situated in a cul-de-sac. It's screened from one of the roads into Harborough by large mature trees, and ten minutes' walk up that road is access to footpaths across farmland. They are within 15 minutes' walk of the town centre, with its two rivers and museum, and even less to some major supermarkets. On the north side of town is the canal wharf with tow-path walk to Foxton. The 14-mile Brampton Valley Way offers a biking/walking route along the former railway line to Northampton - the Waterloo Farm Leisure Tearoom less than one hour's walk & provides a good refuelling point for the journey

home! Market Harborough is a thriving market town of circa 25,000 people, in the county of Leicestershire , bordering with Northants..

Many day visitors come from the wider Harborough District to enjoy its wide range of independent shops, parks, coffee shops and restaurants. East Midlands Railways offers a fast service to London (1hr) & Leicester (15 mins) with the railway station less than 15 minutes' walk from the house.

*Downstairs* The main lounge, with large-screen Smart TV, leads into the small dining room which has an upright piano with plenty of music scores and hymn books available. A second reception room is used mainly as a larger dining room; also kitchen, utility room and toilet. Wi-Fi throughout; *Upstairs* is the main bedroom which is en-suite. Second double bedroom has access to family shower room. House also benefits from Solar Panels and Tesla Powerwall battery which are pre-programmed relevant for the time of year.

The front garden is open and back garden enclosed with high fence and mature trees. Some lawn with large patio near house and smaller patio near bottom of garden which catches the summer sun late into the afternoon. The house is mostly south-facing. Patio dining furniture of table and six chairs. We are keen allotment holders (about 20 minutes' walk) and so, depending on the time of year, you are welcome to pick some produce. We propagate in the garden greenhouse and watering while we are away during spring / summer months would





be appreciated. The garden also has a medium sized pond and in Spring, we have over 25 frogs competing for mating rights!

The couple attend *Christchurch Harborough* which is affiliated to the FIEC. (Fellowship of Independent Evangelical Churches)

More info on their website:- [www.christchurchharborough.org.uk](http://www.christchurchharborough.org.uk)













<https://visitharborough.com/>

<https://www.tripadvisor.co.uk/Attractions-g315977-Activities-Market Harborough Leicestershire England.html>





Parks/Sport	<p>Welland Park with rose garden, café, tennis courts, riverside walk; Local recreation grounds used for cricket, football and archery are large open green spaces that provide pleasant walks - Little Bowden Rec (with toilets) and Symington's Rec are both within a short walking distance.</p> <p>Harborough Leisure Centre (&lt;30 minutes' walk) fully refurbished in 2024, provides swimming &amp; gym facilities (with 115 stations) &amp; café.</p>
Recommended places of interest	<ul style="list-style-type: none"> <li> <i>Foxton Locks (Ten locks, Grade II listed, 34 acres, museum, café, two pubs / restaurant, wildlife, boat trips, 400,000 visitors a year)</i></li> <li> <i>Day trips by train to Leicester (New Walk Museum, Space Centre, shopping, Curve Theatre, Little Theatre, Leicester Cathedral and Richard III Visitor Centre) and London</i></li> <li> <i>Garden Centres (Langton Greenhouse Café and Garden Centre; Farnon Fields Farm Shop for high-end produce; Gates Garden Centre LE15 7QB, 22 miles but well worth it with a wide range of shops, plants, farm shop)</i></li> <li> <i>Brampton Valley Way with coffee shop, two long tunnels</i></li> <li> <i>Heritage Railways (Great Central Loughborough; Northampton &amp; Lamport)</i></li> <li> <i>National Trust (Lyveden PE8 5AT and Canons Ashby NN11 3SD)</i></li> <li> <i>Rutland Water - Set in 3,100 acres of countryside, with 23-mile perimeter track for walking or cycling. Great for bird watching with lots of visitor facilities</i></li> <li> <i>Brixworth Country Park and Pitsford Water NN6 9DG with café, reservoir, 7.5-mile trail around the lake.</i></li> <li> <i>East Carlton Country Park LE16 8YF with 102 acres of parks and woodland near Corby with café, shop and free parking</i></li> <li> <i>Wickstead Park in Kettering</i></li> </ul>

<https://www.visitleicester.info/uncoverthestory/uncover-our-beautiful-market-towns/market-harborough>

<https://visitnorthamptonshire.co.uk>

<https://www.visitengland.com/things-to-do/leicestershire>