

Plot 19
Steeplechase Way
Market Harborough
Leicestershire
LE16 9FX

£465,000



OSCAR JAMES

...expect excellence

FLOOR PLANS



Ground Floor

Live	3.81m x 6.31m	12'6" x 20'8"
Relax	3.60m x 6.75m**	11'10" x 22'2"
Study	2.86m x 2.13m	9'5" x 7'0"
WC	1.54m x 1.68m	5'1" x 5'6"
Utility	1.24m x 1.89m	4'1" x 6'2"

* Maximum dimension
 ** Minimum dimension
 † Including shower



First Floor

Bedroom 1	2.86m x 5.84m	9'5" x 19'0"
Shower	1.41m x 2.50m†	4'8" x 8'2"
Bedroom 2	3.81m x 2.33m	12'6" x 7'7"
Bedroom 3	2.75m x 3.65m†	9'0" x 12'0"
Bedroom 4	2.99m x 1.93m	9'10" x 6'4"
Bathroom	1.70m x 2.20m	5'7" x 7'3"

* Maximum dimension
 ** Minimum dimension
 † Including shower



AT A GLANCE...



Bay fronted living with additional study/home office



Spacious kitchen/dining room with reception area



Four bedrooms



Guest WC, family bathroom and ensuite to bedroom 1



Larger than average rear garden



Off road parking and single garage



WHAT'S GREAT?

£1,000 per month contribution paid to your mortgage for 2 years with this plot

This superb new build family home, the Tetbury, at Ten Locks built by Avant Homes is a spacious four bedroom detached home with a flexible layout and well proportioned accommodation throughout.

The accommodation briefly comprises of hallway, generously sized and light filled living room with a bay window overlooking the front garden and French doors opening onto the back garden, study, designer kitchen with integrated appliances and an open plan dining and living area extending through bi-fold doors into the rear garden. In addition, you'll find a guest WC, featuring contemporary tiling, and utility room, and a storage cupboard.

Upstairs, the main bedroom benefits from an en suite shower room and bay window to the front elevation. A family bathroom, with tiling and contemporary sanitaryware, serves two further double bedrooms and a generous single bedroom.

To the front of the property is a nest frontage retained with iron railings whilst the rear garden is larger than average and can be found predominantly laid to lawn with a paved patio area and fully enclosed. There is a private driveway for two cars and access to the single garage.

...expect excellence



SELLER'S SECRET



Why we like it....

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To buy or not to buy....
