

23 Long Brimley Close
Market Harborough
LE16 7XJ

£450,000

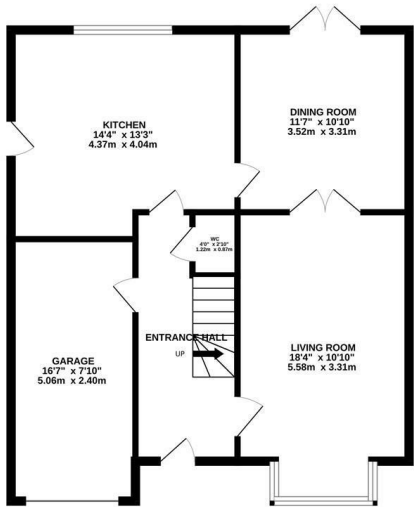


OSCAR JAMES

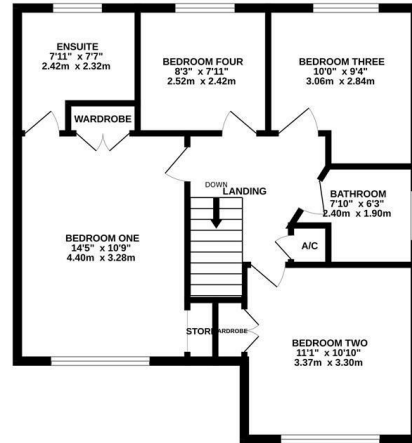
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FLOOR PLANS

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1342 sq.ft. (124.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Bay fronted living room and a separate formal dining room



Modern contemporary kitchen/breakfast room with central island



Four well proportioned bedrooms



Guest WC, family bathroom and ensuite shower room to the principle bedroom



Rear garden laid to lawn with paved patio and timber summer house



Off road parking for two cars and single garage



WHAT'S GREAT?

This well presented four bedroom detached home is situated in a popular residential area of Market Harborough with catchment for Meadowdale Academy and within walking distance of the town centre and railway station. The spacious interior on offer provides a well designed layout with the benefit of flexibility of use.

The accommodation briefly comprises entrance hall with guest WC, well proportioned bay fronted living room with engineered oak flooring, separate dining room with French doors to the rear garden, modern refitted kitchen/breakfast room with central island and ample dining space. Upstairs you will find the family bathroom and four sizeable bedrooms with an ensuite shower room to the principle bedroom.

Outside the property there is a neat frontage featuring a driveway off road parking for two cars and access to the integral single garage. The rear garden is fully enclosed and can be found predominantly laid to lawn with paved patio area and timber summer house.

...expect excellence



SELLER'S SECRET

I have thoroughly loved living here and it has been a wonderful family home. To have everything so close by and being able to walk there has been ideal. I am sure the next owner will enjoy this home as much as I have.



Why we like it....

This great home has so much to offer and the area has always been very popular. If you need to commute you can walk to the train station, if you have children and need a well regarded primary school Meadowdale Academy is close by, if you need shops they are within walking distance too. The interior is well presented so it is sure to be high on the list of most buyers to view.

To buy or not to buy....

OSCAR JAMES

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