

5 Sandringham Way  
Market Harborough  
LE16 8EP

£500,000



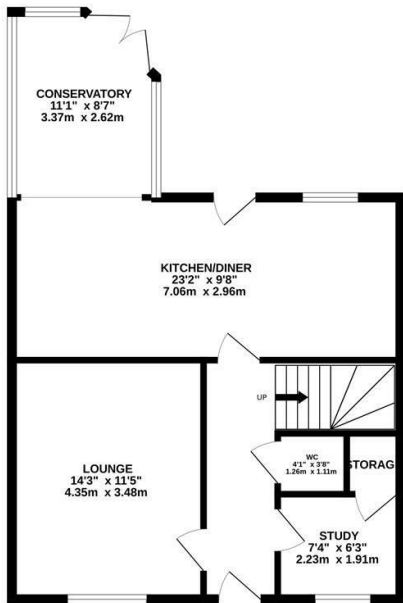
OSCAR JAMES

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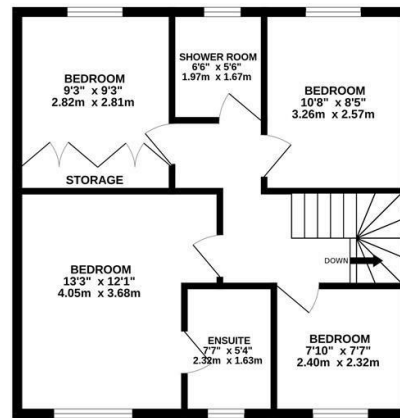


# FLOOR PLANS

GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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...



Well proportioned living room with log burner and home office/study



Fantastic open plan kitchen/dining room with a family room/conservatory extension.



Four sizeable bedrooms



Modern contemporary family shower room and ensuite to the principle bedroom



Gardens to front and rear



Off road parking for four cars and detached double garage



## WHAT'S GREAT?

This superb four bedroom detached family home is located in a sought after area of Market Harborough with close proximity to the town centre, railway station and other amenities. The spacious accommodation boasts a layout that provides flexibility of use and has been extended to the ground floor.

The accommodation on offer briefly comprises an entrance hall with guest WC, well proportioned living room with featured wood burner, open plan kitchen/dining room with a family room/conservatory extension, and to complete the ground floor is a study/home office.

Upstairs you will find the family shower room with three piece suite and four sizeable bedrooms with the principle bedroom featuring an ensuite shower room.

Outside the property expect to see a neat frontage with a driveway providing off road parking for up to four cars and access to the detached double garage. The rear garden can be found predominantly laid to lawn with a paved patio area and is fully enclosed.

This fantastic family home has so much to offer so do get in touch to arrange a personal viewing appointment.

...expect excellence





# SELLER'S SECRET

We have loved living here and the location has been amazing! we can walk in to the town, the train station and lots of amenities surrounding us too.



*Why we like it....*

This great family home has so much to offer and will appeal to a wide range of buyers!

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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