

4 Brington Close
Market Harborough
Leicestershire,
LE16 9GT

£280,000

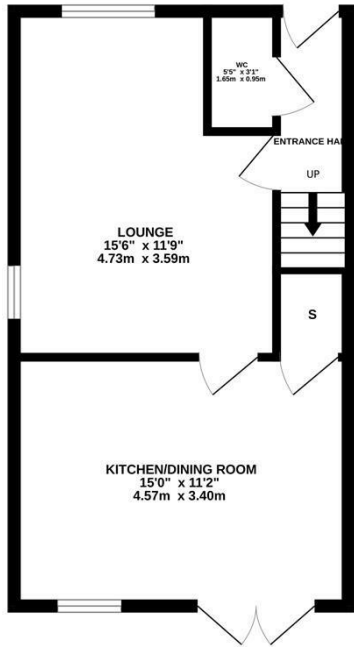


OSCAR JAMES

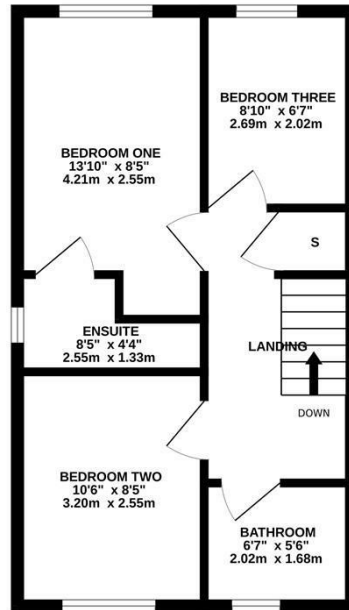
...expect excellence

FLOOR PLANS

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Mengox r22024



AT A GLANCE...



Spacious living room with study area



Modern fitted kitchen/dining room with a range of built in appliances



Three sizeable bedrooms



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



Fully enclosed rear garden with paved patio and lawned garden



Off road parking for two cars



WHAT'S GREAT?

This superb three bedroom modern home is situated in a very popular residential area of Market Harborough and boasts spacious accommodation throughout.

Property;

The well presented interior briefly comprises entrance hall with guest WC, well proportioned living room, contemporary kitchen/dining room with a range of built in appliances, ample dining area and French doors leading out to the the rear garden.

To the first floor you will find the family bathroom with three piece suite and three sizeable bedrooms, the principle bedroom featuring an ensuite shower room.

Outside the property there is a neat frontage with a shared access to the side of the property which leads to the off road parking for two cars. The fully enclosed rear garden features a paved patio area, timber storage shed and lawned garden.

Location;

The property is located on the ever popular Farndon Fields development and benefits from being within walking distance of the farm shop. Market Harborough provides excellent High

Street and independent shopping with its range of boutique shops, cafés, bars, restaurants and supermarkets together with extensive leisure facilities including a theatre and leisure centre. Communication links are excellent: the hourly train service from Market Harborough to London takes just under an hour and the property enjoys a strong network of road links with the M1, M6, A14 and A1 all within easy reach.

What3words;

extremes.contracts.umpires

...expect excellence



SELLER'S SECRET

This has been a great home for us and I am sure the next owners will enjoy it as much as we have.



Why we like it....

The fantastic home has so much to offer and would appeal to a wide range of buyers.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16
7DS

01858 458 458

www.oscar-james.com
