

44 Newcombe Street
Market Harborough
Leicestershire
LE16 9PB

£475,000



OSCAR JAMES

...expect excellence



WHAT'S GREAT?

Oscar James are delighted to showcase this stunning period semi detached home that has been remodelled from a four bedroom home and refurbished to a high specification. The property is situated in a highly sought after and established area of the town and is within walking distance of the town centre, railway station and many more amenities. The property benefits from many period features throughout the home and off road parking to the rear of the garden.

The property;

This superb home is beautifully presented with spacious accommodation throughout and boasts a layout that provides flexibility of use. the accommodation briefly comprises a light and airy reception hallway, bay fronted dining room, well-proportioned living room with log burner fireplace and walk-on bay with French doors leading to the rear garden, modern fitted kitchen with breakfast bar and open plan design leading to the garden room, guest WC and utility room.

To the first floor the landing features an attractive stained glass picture window and leads to the three double bedrooms and the larger than average family bathroom with four piece suite including large walk -in shower enclosure.

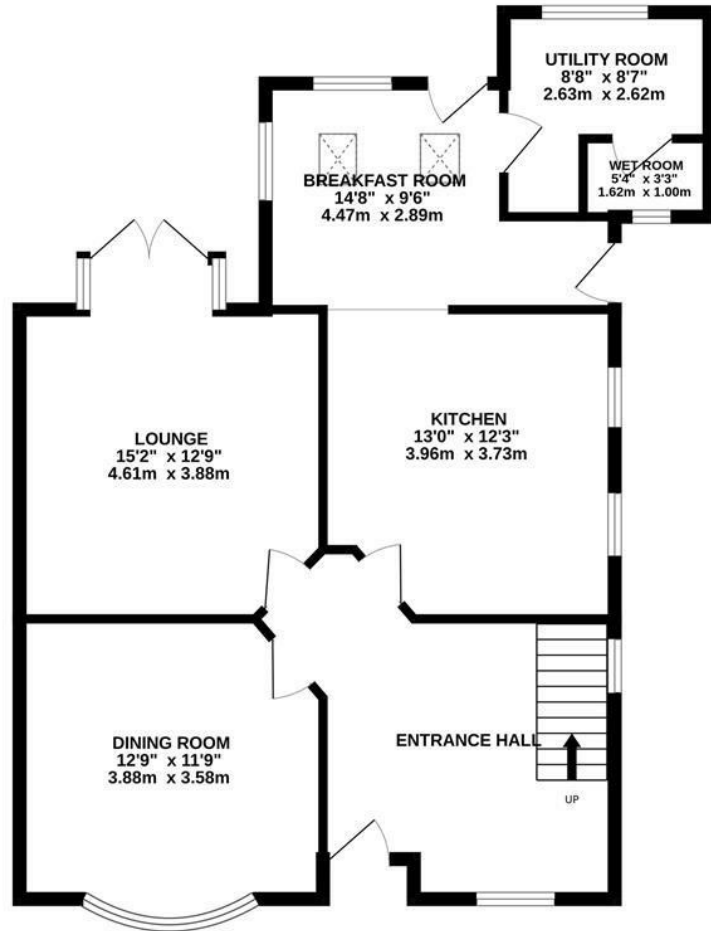
Outside;

Outside the property there is a neat forecourt frontage and an established rear garden measuring approximately 150ft in length and benefitting from parking to the rear of the garden. The garden can be found predominantly laid to lawn with a paved patio area, well stocked panted borders with a selection of fruit trees, garden house and workshop/storage shed with power and lighting.

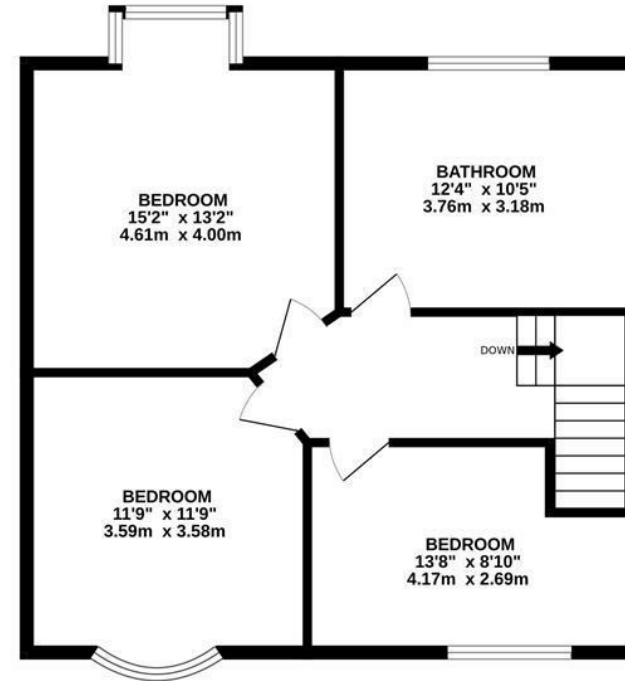
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Floor Plan

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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...



Living room with walk-in bay and French doors to the garden, separate formal dining room



Modern fitted kitchen with open plan design to the garden room



Three double bedrooms



Large family bathroom that previously was two rooms and knocked through to one



Rear garden measuring approximately 150ft in length



Off road parking for a number of cars to the rear of the garden





SELLER'S SECRET

We have thoroughly loved living here and transforming this home. The aspect of being able to walk to everything you may need has been so beneficial to us and that is something we will miss.



Why we like it....

This beautiful home has so much to offer inside and out and the current owners have really done an incredibly job and must be viewed to be fully appreciated!

To buy or not to buy....

OSCAR JAMES

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