

The Broadway  
Market Harborough  
LE16 7NA

£340,000

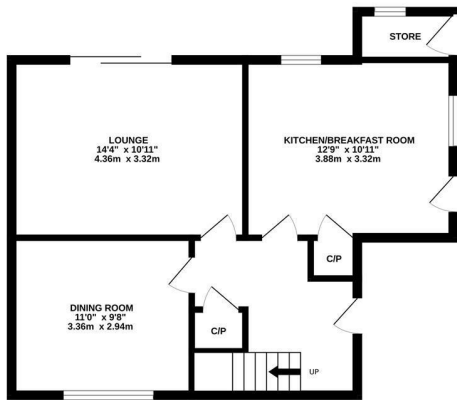


OSCAR JAMES

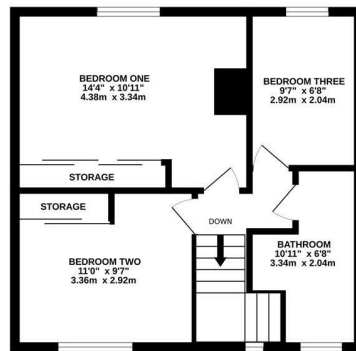
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# FLOOR PLANS

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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...



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## WHAT'S GREAT?

This superb three bedroom semi detached home boasts a larger than average plot along with being within close proximity of the town centre and railway station. The spacious accommodation is well presented throughout with potential to extend (stpp) and benefits from underfloor heating to the ground floor and family bathroom

The layout offers flexibility of use and briefly comprises a light and airy entrance hall, well proportioned living room with sliding patio doors to the rear garden, separate formal dining room (currently being used as a bedroom), modern kitchen with breakfast bar and a number of built in appliances. To the first floor you will find three sizeable bedrooms and a modern refitted bathroom with a three piece suite.

Outside the property expect to see a neat frontage providing off road parking for 2-3 cars and side access to the larger than average rear garden featuring an extensive paved patio area ideal for outdoor entertaining, summer house with power supply, steps leading up to a generously sized lawned garden and benefitting from a good degree of privacy.

...expect excellence



# SELLER'S SECRET



*Why we like it....*

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

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## OSCAR JAMES

7 St Marys Road | Market Harborough | LE16  
7DS  
01858 458 458  
[www.oscar-james.com](http://www.oscar-james.com)