

Fernfield Close  
Market Harborough  
LE16 7XW

£495,000

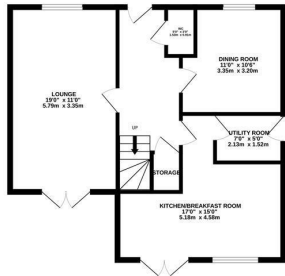


OSCAR JAMES

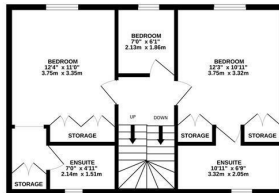
...expect excellence

# FLOOR PLANS

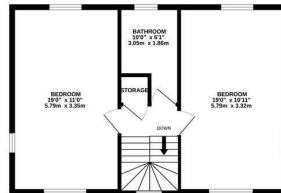
GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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...



Double aspect living room with French doors to the garden, separate dining room



Modern kitchen/breakfast room with French doors to the garden



Five bedrooms, four of which are double in size



Family bathroom with three piece suite and two ensuites to bed 1 & 2



Rear garden wrapping around the property and offering a good degree of privacy.



Off road parking for two cars and access to the double garage



## WHAT'S GREAT?

This fantastic five bedroom detached family home boasts a great location with being within walking distance of the town centre, railway station with a direct link to London St Pancras and many amenities nearby. The property is also within easy reach of Meadowdale Academy and the beautiful conservation village of Great Bowden.

The spacious accommodation is set over three floors and provides an adaptable floorplan for flexibility of use. The property briefly comprises entrance hall with storage cupboard and guest WC, double aspect living room with French doors to the rear garden, separate dining room that can also be used as a play room, office or study. The ground floor continues with a well proportioned kitchen/breakfast room with a range of modern units and breakfast bar and access to the utility room.

To the first floor you will find three bedrooms, two of which are double in size and feature built in wardrobes and an ensuite bathroom to bed 1 and ensuite shower room to bed 2. The second floor features two further double bedrooms and a shower room with three piece suite.

Outside the property expect to see a tarmac driveway providing off road parking for two cars and access to the double garage. The rear garden wraps around the both to both sides and offers a good degree of privacy. The garden can be found neatly landscaped featuring a paved patio area, lawn garden with an array of well stocked planted borders, further raised patio and side vegetable garden.

...expect excellence



# SELLER'S SECRET

We have loved living here and it has been a very enjoyable family home. To have so much on our doorstep has been great.



## Why we like it....

This house has so much to offer not only with its amazing location but the overall space on offer is fantastic and offers a flexible layout.

To buy or not to buy....

# OSCAR JAMES

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