

46 Davies Close
Market Harborough
Leicestershire
LE16 7ND

£600,000

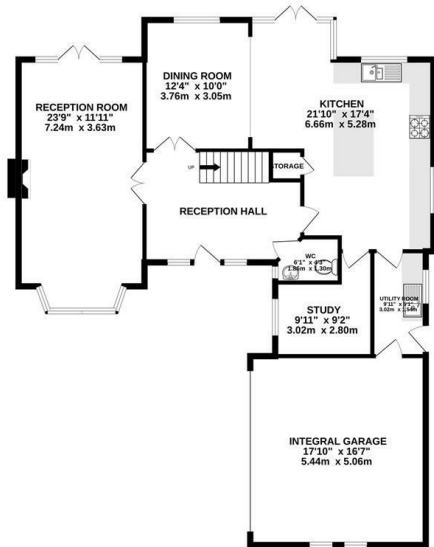


OSCAR JAMES

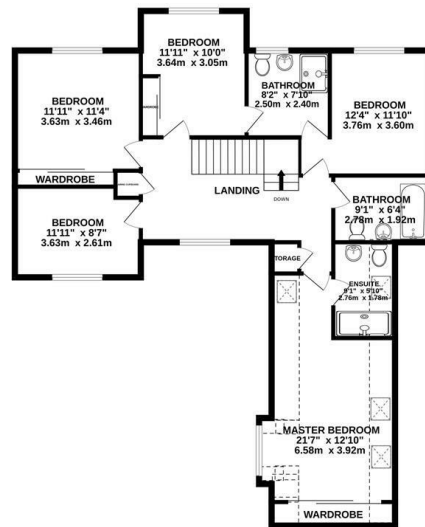
...expect excellence

FLOOR PLANS

GROUND FLOOR
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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, dining room leading to the kitchen/family room, study/home office



Modern kitchen with an open plan design incorporating the family room and dining room



Five double bedrooms



Guest WC, family bathroom, Jack & Jill ensuite to two bedrooms, ensuite to the master bedroom



Rear garden offering a good degree of privacy



Off road parking for 2-3 cars and a double integral garage.



WHAT'S GREAT?

This fantastic five bedroom detached family home is located in a highly sought after area of Market Harborough and benefits from being within walking distance of the town centre and railway station. The property is offered for sale with NO CHAIN and boasts a spacious layout providing a floorplan that allows flexibility of use and is designed to cater for modern day living.

The accommodation on offer briefly comprises of a light and airy entrance hall, bay fronted living with a double aspect including French doors to the rear garden, dining room with an open plan design leading through to the well-proportioned modern kitchen/family room also featuring French doors to the rear garden, utility room, guest WC and a study/home office.

To the first floor you will find access from the galleried landing to the family bathroom and five generously sized double bedrooms, two of which benefit from a Jack & Jill ensuite and the master bedroom featuring an ensuite shower room.

Outside the property expect to see a neat frontage with a driveway providing off road parking for 2-3 cars and access to the double garage. The rear garden offers a good degree of privacy and features a paved patio area, lawned garden with an array of planted borders and small trees.

...expect excellence



SELLER'S SECRET

We have thoroughly loved living here as it is nearby to some good schools, primary and secondary not to mention walking distance to the town and railway station.



Why we like it....

This property has so much to offer but we just love the layout as there are many rooms that could have a variety of uses. It is also located in a highly sought after area of the town and is sure to attract attention.

To buy or not to buy....

OSCAR JAMES

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