

40 Harvest Road
Market Harborough
Leicestershire
LE16 9FN

Offers in excess of £300,000

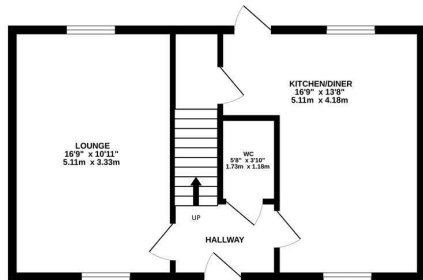


OSCAR JAMES

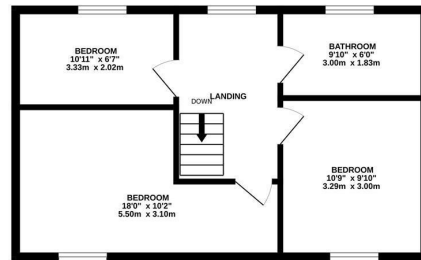
...expect excellence

FLOOR PLANS

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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...



Well proportioned living room



Modern kitchen/dining room



Three sizeable bedrooms



Family bathroom with a three piece suite



Fully enclosed rear garden laid to lawn with a paved patio area



Off road parking for two cars and single garage



WHAT'S GREAT?

This superb three bedroom detached home is situated in a popular residential area of Market Harborough on the Lubenham View development providing easy access to the town and railway station. The property is also within walkable distance to Lubenham village and some beautiful countryside walks on your doorstep.

The spacious accommodation briefly comprises an entrance hall with guest WC, well proportioned double aspect living room, modern fitted kitchen/dining room with a utility cupboard. Upstairs you will find three sizeable bedrooms and the family bathroom with a three piece suite.

Outside the property the neat frontage features a driveway providing off road parking for two cars and access to the single garage with electric roller door. The rear garden is fully enclosed and can be found predominantly laid to lawn with a paved patio area and raised borders.

This property is offered for sale with NO CHAIN and must be viewed!

...expect excellence



SELLER'S SECRET

This has been a great home for me and I have loved living here. I am sure the next owner will love it just as much as I have.



Why we like it....

This property has so much to offer and would appeal to a wide range of buyers including, small families, an investment purchase buy to let or even a first time buy.

To buy or not to buy....

OSCAR JAMES

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