



## 60 Freshman Way, Market Harborough LE16 9GN Offers Over £333,000

Situated in the desirable area of the Farnden Fields Development, in the South of Market Harborough is this stunning 4 bedroom Semi-detached house spanning 3 floors. The property is a short walk from the popular Farnden Fields Shop and Farnden Fields primary school and a 20 minute walk from Market Harborough town centre. You will find Welland Park in a 10 minute walk but the area also has a bus that runs into Market Harborough town centre.

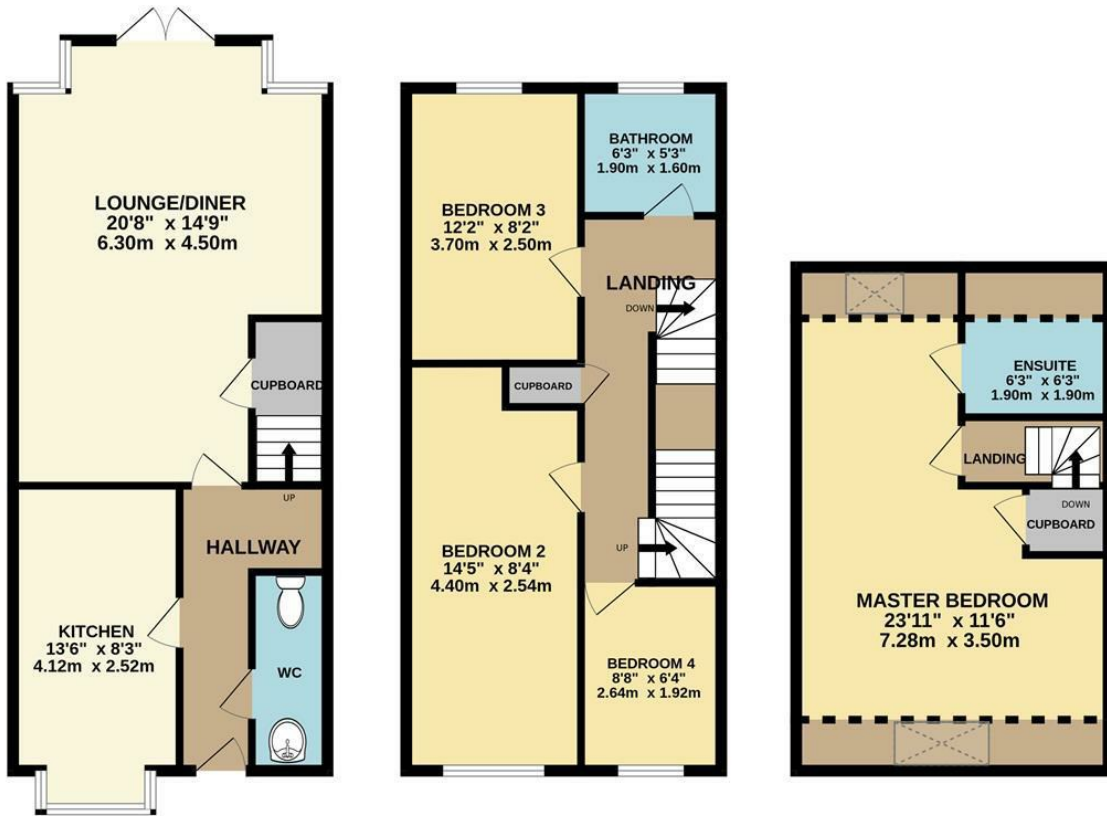
The property was built in 2016 and since then has been transformed into a family home by the current owners. The property is entered into the hallway with doors to the guest WC on the right and kitchen to the left. The modern fitted kitchen features a light and airy bay window which brings in a huge amount of natural light. The kitchen is in pristine condition and has space for fridge/freezer and washing machine as well as an integrated dishwasher. The lounge/diner is almost 21ft in length giving it space for a large dining table plus 3 piece sofa. At the back of the lounge you will find another beautiful bay window with patio doors onto the garden. On the second floor there are 3 bedrooms, 2 are large doubles with 1 being a good sized single room. The modern fitted bathroom has a mains powered shower over the bath with toilet and sink. Up to the 2nd floor you will find the master bedroom complete with dressing area and large ensuite bathroom. This room has been very tastefully decorated and features dual aspect windows, one being a large dormer window and the other a velux window. The rear garden is mainly laid to lawn with flower beds and a small patio. The property comes with 2 parking spaces situated at the side of the house with a gate leading into the rear garden. There really is no work to be done to this house, a real turn key property. For viewings or further information please call 01858 457 959.

**Tenure: Freehold**  
**Energy Rating: B**  
**Council Tax Band: D**

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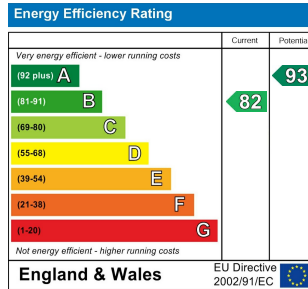
GROUND FLOOR  
1514 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.6 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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- Large Master Suite
- Beautifully Decorated Throughout
- Parking for Two Cars
- Remainder of NHBC Warranty
- Large Rear Garden



2 Silver Street, Kettering,  
Northamptonshire, NN16 0BN  
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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