



## 21 Medora Close, , Market Harborough LE16 9GR £335,000

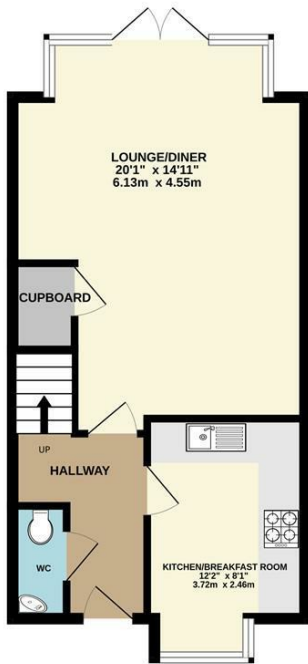
Lucas Estate Agents are pleased to be offering this 4 bed family property to the market. Sitting in a quiet position within the Farnden Fields area, the property looks out onto open greenery but also boasts a lovely garden and parking for 2 cars. The ground floor is entered into the hallway with the WC on the left and kitchen/breakfast room to the right. The kitchen boasts high end Bosch appliances which have been replaced by the current vendor recently. Included in the sale will be dishwasher, washing machine and fridge freezer. There is also a built in breakfast table looking out onto the frontage. Into the lounge you have a bright and airy space with lots of light coming from the large bay and double doors onto the garden. There is plenty of storage in this property including the under stairs cupboard fitted with its own lighting. The lounge/diner is over 20ft long and can fit multiple sofas and a dining table. Onto the first floor there are 3 bedrooms, 2 of them being large doubles. The smaller room is currently used as an office but is big enough for a single bed and wardrobe. The top floor boasts a large master suite including bathroom and dressing area. Here, you will find dual aspect windows bringing in lots of natural light along with more storage both in the over stairs cupboard and into the boarded loft space. One huge benefit of this house are the hot water solar panels which heat the whole house's hot water all year round (ask agent for more details). The space in this property along with the privacy that you have, makes this a fantastic family home. You can walk to Market Harborough town centre in 20 minutes or be at Welland Park in 15 minutes. Farnden Fields Primary school has been awarded a 'good' ofsted rating and is a 15 minute walk from this property.

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

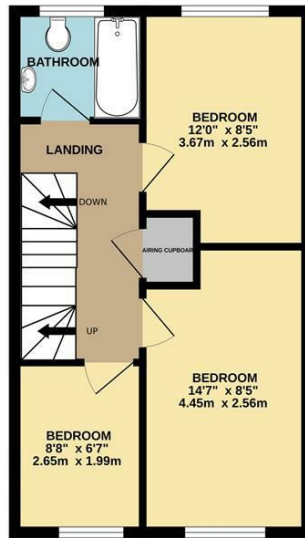
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SALES & LETTINGS



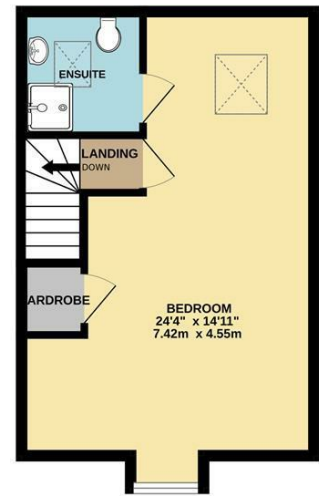
GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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- Large Grassed Frontage
- Hot Water Solar Panels
- 2 Parking Spaces
- Close to Amenities
- Large Master Suite

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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