



**Rainsborough Gardens, Market Harborough, LE16 9LW**



Part of  
**SHELDON  
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LAND AND  
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# Property Description

A beautifully appointed and spacious two bed roomed semi-detached bungalow occupying a delightful corner plot within a highly sought after residential area to the south west of the thriving town of Market Harborough.





## Key Features

- Superb semi-detached bungalow
- Large corner plot
- Spacious lounge/dining room
- Fitted breakfast kitchen
- 2 good sized bedrooms
- Quality bathroom with shower over bath
- Delightful gardens
- Potential to extend, subject to planning
- Sought-after area
- No Chain!

**Price Guide**  
**£325,000**

The stylishly refurbished interior is approached via an oak side entrance door and hallway with attractive tiled flooring and pine panelled doors off leading to a spacious lounge with attractive Victorian style fireplace and French double doors leading out to the gardens. The kitchen is superbly appointed with an excellent range of built-in units.

There are two good sized bedrooms with wooden shutters, and a superbly appointed bathroom with mains shower over the bath.

The gardens form a most attractive feature of the property, beautifully landscaped and of excellent size with off road parking and to the front. To the side and rear of the property is a paved patio, lawn, flower and shrub beds, wooden pergola and a timber garden shed. Space exists to extend the property, subject to obtaining the necessary planning consents.

### **LOCATION**

The property is located on a popular residential development to the south west of the town centre, handy for nearby local shops including Farndon Fields Farm Shop, schools and Welland Park with its many leisure facilities. The town centre has a comprehensive range of shopping and supermarket facilities, bars, restaurants, a theatre and leisure centre to the south of town. There are mainline rail services to London St Pancras in about an hour, and the A14 lies to the south, linking the A1 with the M1.

### **ACCOMMODATION IN DETAIL**

With the benefit of gas fired central heating and UPVC double glazing, the interior comprises:

#### **ENTRANCE HALL**

Oak entrance door with glazed inset, attractive tiled flooring, radiator, access hatch to roof space and pine doors off.

#### **LOUNGE**

UPVC double glazed French double doors leading out to the rear garden, attractive Victorian style fireplace with live flame coal effect gas fire, and radiator.

#### **KITCHEN**

Superb range of base and wall cupboards, working surfaces, ceramic tiled surrounds, sink unit with central waste bowl, space for gas cooker, washing machine and fridge. Gas fired central heating boiler, double glazed window to rear with shutters, double glazed side door out, built-in airing cupboard and spotlights.

#### **BEDROOM ONE**

Two UPVC double glazed windows to front with wooden shutters, excellent range of built-in wardrobes and radiator.





### **BEDROOM TWO**

Double glazed window with shutters, radiator.

### **BATHROOM**

Superb white suite comprising panelled bath, mains shower over, glazed screen, wash hand basin, cupboard beneath, low flush wc, tiled surrounds, double glazed window, radiator and ceiling spotlights.

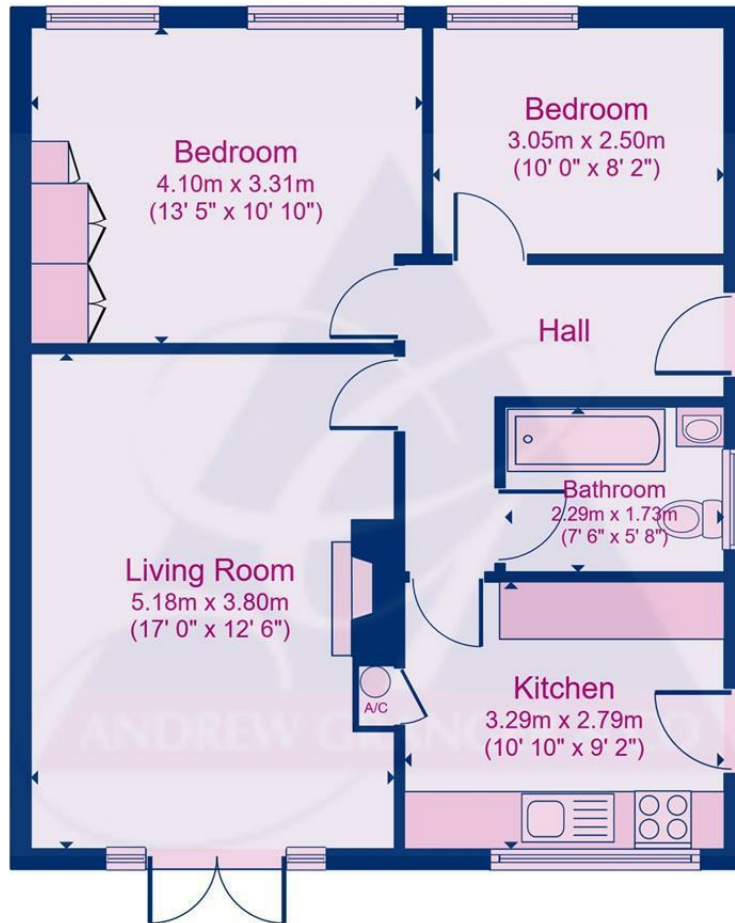
### **OUTSIDE**

Beautifully landscaped garden with patio, lawn, flower and shrub borders, gravelled area, wooden pergola with climbing honeysuckle, timber garden shed. To the front of the property is off road parking for 2 - 3 cars.





# Floorplan



## Ground Floor

Floor area 62.2 sq.m. (670 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
Harborough

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Market Harborough office on 01858 431315



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