Tymecrosse Gardens, Market Harborough, LE16 7US

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

Property Description

A well appointed and extended four/five bedroomed detached family home with the provision of gas radiator central heating and double glazed windows. The accommodation briefly comprises of an entrance hall with cloakroom off, lounge, the well appointed dining kitchen boasts a good range of matching base and wall units and enjoys views and direct access to the rear garden via the conservatory. To the first floor the principal bedroom has an en-suite shower room, there are three further bedrooms on the first floor and a modern family bathroom. To the second floor, the loft has been converted to provide a further bedroom/hobby room and outside to the front of the property there is car standing for two vehicles with a lawn to the side, and an integral single garage.. The rear garden is laid to lawn and well stocked with a variety of mature shrubs and trees, and offers a good degree of privacy.

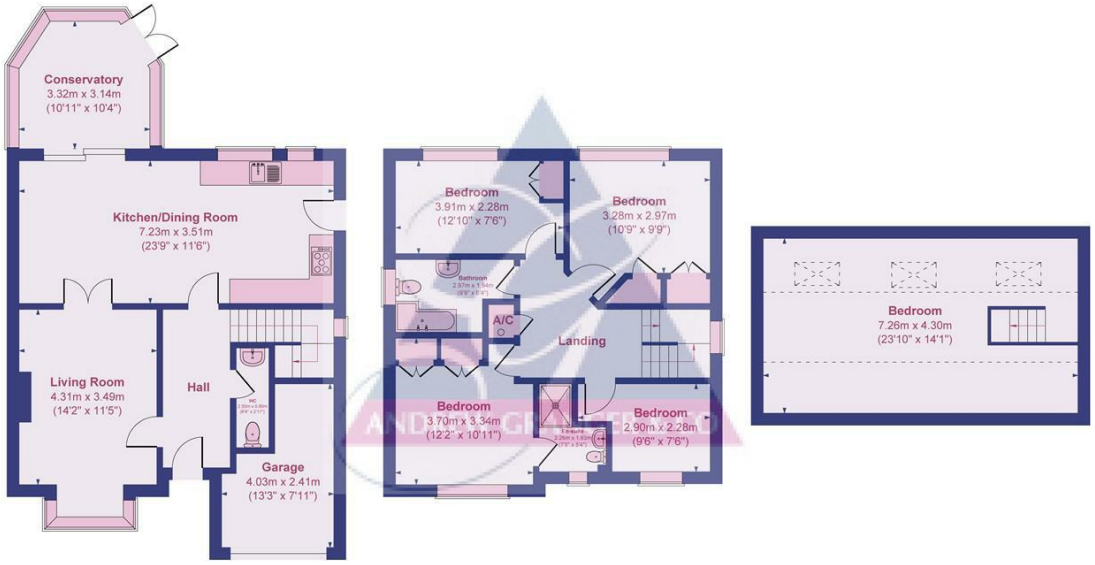
Market Harborough which has excellent shopping and supermarket facilities, nearby churches, cafes, restaurants and a theatre. Welland Park with its many leisure opportunities is also within walking distance, together with primary schools and Welland Park Academy. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south.

Key Features

- A Three Storey Detached family Home
- Lounge
- Dining Kitchen with Range Oven
- Conservatory
- Principle Bedroom with En-Suite Shower room
- Three Further Bedrooms and a Family bathroom
- Second Floor Loft Conversion
- Integral Garage
- Gardens to Front and Rear

Price Guide
£500,000

Approximate Gross Internal Area
161.0 sq. m. (1732 sq. ft.)
Garage At 8.6 sq.m. (93 sq.ft.)
Total 169.6 sq. m. (1825 sq. ft.)



Ground Floor
Floor Area 67.4 sq.m. (725 sq.ft.) approx
Garage 8.6 sq.m. (93 sq.ft.) approx

First Floor
Floor Area 60.3 sq.m. (649 sq.ft.) approx

Second Floor
Floor Area 33.3 sq.m. (358 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Market Harborough District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

To view this property please contact our Market Harborough office on 01858 431315

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