



Ashley Way, Market Harborough, LE16 7XD



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A substantial detached family home built by David Wilson, requiring some upgrading and improvement.

The accommodation briefly comprises of an entrance hallway with galleried landing above, dual aspect living room, separate dining room, kitchen with utility room off, and ground floor study.

To the first floor, the principal bedroom boasts an en-suite shower room and walk-in wardrobe, there are three further bedrooms and a family bathroom.

Externally, gardens to both front and rear, and detached double garage.

Market Harborough 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. 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

- Located On The South Side Of Market Harborough Town Centre
- Easy Access To Railway Station & All Local Facilities
- Three Reception Rooms
- Kitchen with Utility Room off, Cloaks w/c
- Four Bedrooms (En-Suite to Principle Bedroom)
- Family Bathroom
- Requires Some Upgrading/Modernisation
- Detached Double Garage
- No Upward Chain

**Price Guide**  
**£525,000**

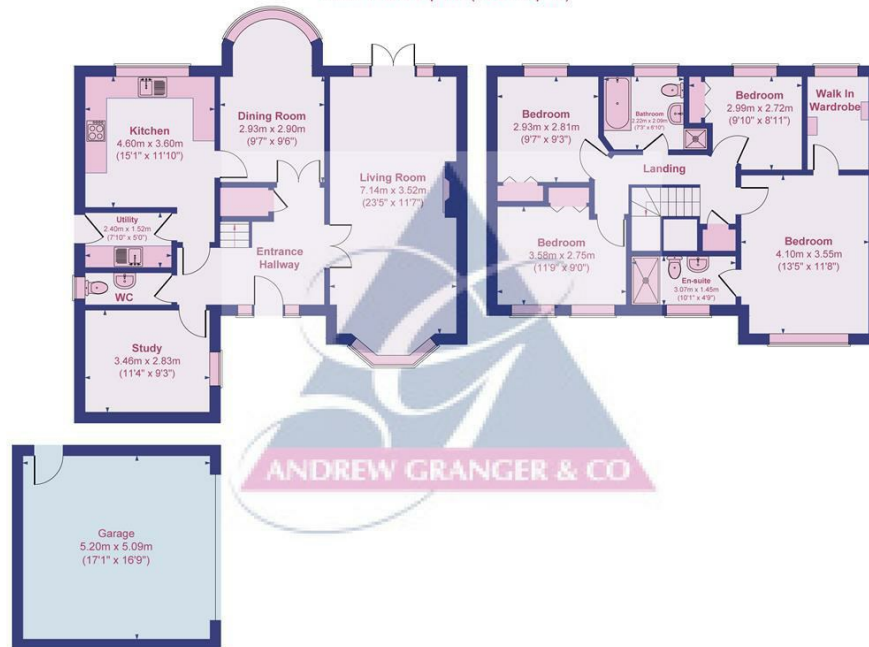


**Approximate Gross Internal Area**

150.4 sq. m. (1617 sq. ft.)

Garage At 26.4 sq. m. (284 sq. ft.)

Total 176.8 sq. m. (1901 sq. ft.)



**Ground Floor**

Floor Area 82.4 sq.m. (885 sq.ft.) approx  
Garage 26.4 sq.m. (284 sq.ft.) approx

**First Floor**

Floor Area 68.0 sq.m. (732 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 - F

Local Authority  
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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