



Fairway, Market Harborough, LE16 9QL



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Property Description

This well presented three bedroom home is situated within a highly sought after area within walking distance of Market Harborough town centre. The property occupies plot of 0.08 acres and offers flexible living accommodation across two floors.

The accommodation is briefly arranged as follows: Entrance hallway with stairs rising to the first floor, ground floor cloakroom with a two piece suite, the lounge boasts an open fire place with a timber surround and sliding patio doors giving direct access to the rear garden. The dining kitchen room has been fitted with a range of shaker style units with a range style oven, and the dining area links into the conservatory that leads out into the rear garden. To the first floor are three well proportioned bedrooms and a family bathroom which is fitted with a modern white suite. Outside is off road parking and a car port. The established rear garden has a patio, well stocked borders and is a greenhouse. The timber framed cabin/home office offers a range of uses and has power and lighting connected.

Viewing is highly recommended to truly appreciate the excellent location and accommodation this home has to offer.

The property is located approximately 1/4 mile from the centre of the thriving town centre of Market Harborough, which has excellent shopping and supermarket facilities, bars, restaurants, cafes, schools, a theatre and leisure centre. 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.





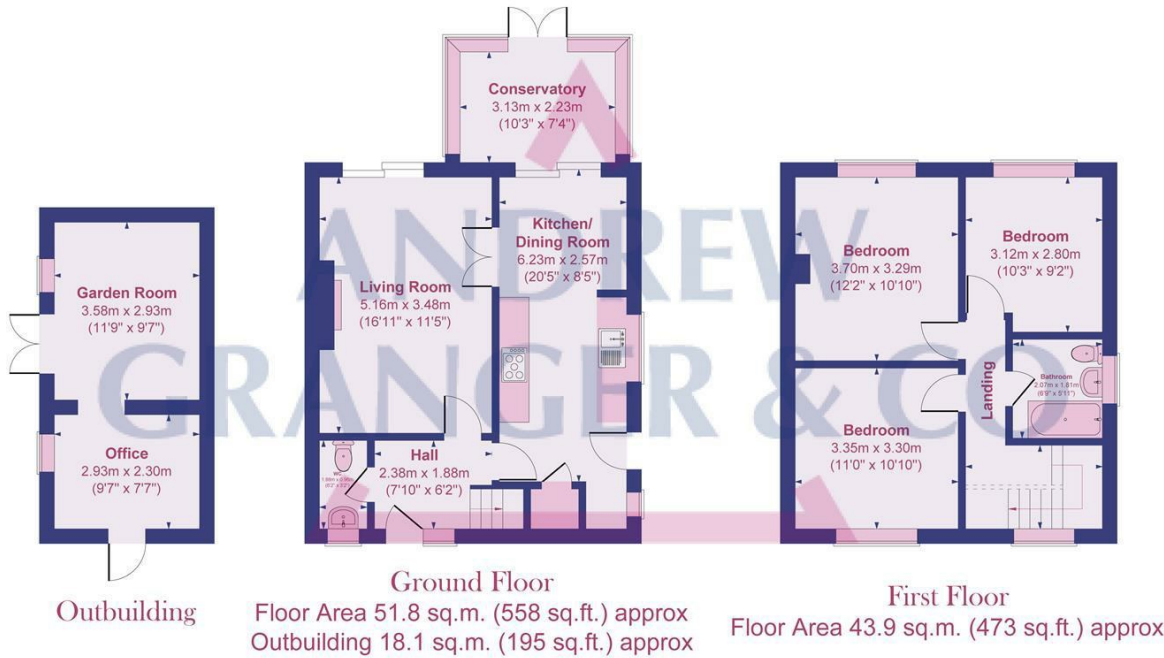
Key Features

- Highly Desirable Location
- Three Bedroom Family Home
- Lounge, Dining Kitchen
- Conservatory
- Three Well Proportioned Bedrooms
- Family Bathroom
- Car Standing, Car Port
- Mature Rear Garden
- Cabin/Home Office.

Price Guide
£395,000



Approximate Gross Internal Area
 95.7 sq. m. (1030 sq. ft.)
 Outbuilding At 18.1 sq. m. (195 sq. ft.)
 Total 113.8 sq. m. (1225 sq. ft.)



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 - D

Tenure - Freehold

Council Tax Band - C

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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