



Newcombe Street, Market Harborough, LE16 9PB

Part of
**ANDREW
GRANGER & CO**

**SHELDON
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Property Description

Perfectly located within walking distance to the town centre and train station, this two bedroom property boasts a well presented interior with well planned and generous rooms.

The entrance hallway leads through to a spacious living room with deep bay window to the front, exposed timber floors that extend through to the formal dining room which enjoys views over the rear garden.

The well appointed kitchen boasts a range of cream shaker units with a deep inset enamel sink complemented by a solid wood worktop, plate rack, freestanding oven, plumbing for appliance and a tiled floor. There are three windows overlooking the garden and a door that gives access to the outside.

The first floor boasts two good sized bedrooms with a modern bathroom suite comprising of a w/c, wash hand basin and an adapted bath.

Outside to the front of the property is a courtyard area with picket fencing and a hand gate, and to the rear there is a reasonable sized garden with a shaped lawn, patio area and a useful store. A personal gate leads to the side of the property.





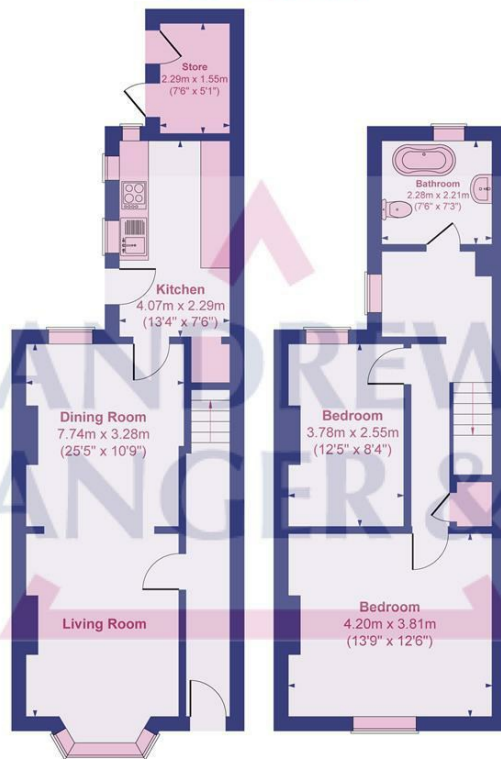
Key Features

- A Period Property Located Close To The Town Centre
- Entrance Hallway
- Living Room, Dining Room
- Shaker Style Kitchen
- Two First Floor Bedrooms
- Modern Bathroom Suite
- Rear Garden With Store
- Walking Distance Of Local Amenities

**Offers Over
£260,000**



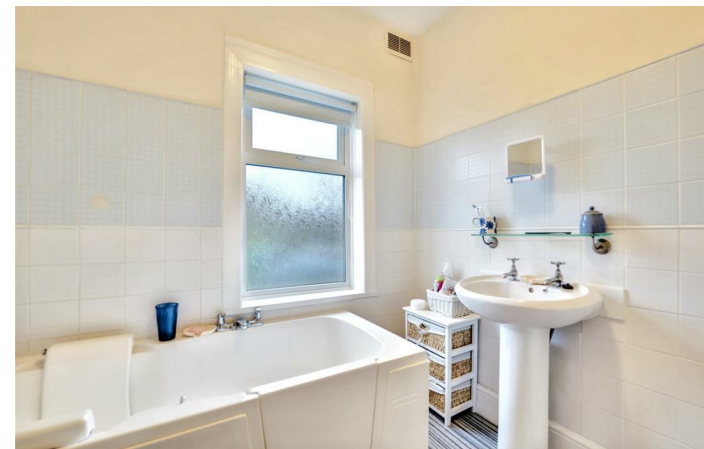
Approximate Gross Internal Area
89.2 sq. m. (960 sq. ft.)



Ground Floor
Floor area 46.8 sq.m. (504 sq.ft.) approx

First Floor
Floor area 42.4 sq.m. (456 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 - D

Tenure - Freehold

Council Tax Band - B

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



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on 01858 431315

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