



**Horsefair Close, Market Harborough, LE16 9QP**

**ANDREW  
GRANGER & CO**

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# Property Description

A well presented semi detached dormer bungalow located within this much sought after location on the north side of the town.

The property comprises of an entrance hallway with a connecting door leading through to the l shaped living/sitting room with an open fireplace, with a raised hearth and two windows to the front elevation. There is a well appointed dining room with sliding patio door that gives access to the rear garden and the kitchen boasts a range of base and wall units, stainless steel sink with drainer, space for under counter fridge, integrated electric oven with gas hob.

The ground floor shower room boasts a modern suite with shower unit, integrated w/c and wash hand basin with a useful storage cabinet below.

To the first floor there are two double bedrooms both with useful eaves storage space. Outside, to the front there is car standing which in turn leads to the sectional garage. To the side of the driveway there is a well maintained garden with a shaped lawn. To the rear there is a patio area, flower borders and two strips of lawn all of which is enclosed by a timber fence.

The property is handy for a wide range of local amenities including shopping and supermarket facilities, a nearby medical centre on Coventry Road, a host of cafes, bars and restaurants, a leisure centre and bus services. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the A14 lies to the south and the M1 is accessible at Junction 20.







## Key Features

- Semi Detached Dormer Bungalow
- Close To ALL Local Amenities
- Entrance Hallway
- L Shaped Living Room
- Separate Dining Room
- Kitchen
- Ground Floor Modern Shower Room
- Two First Floor Bedrooms
- Garage, Gardens with Outbuildings

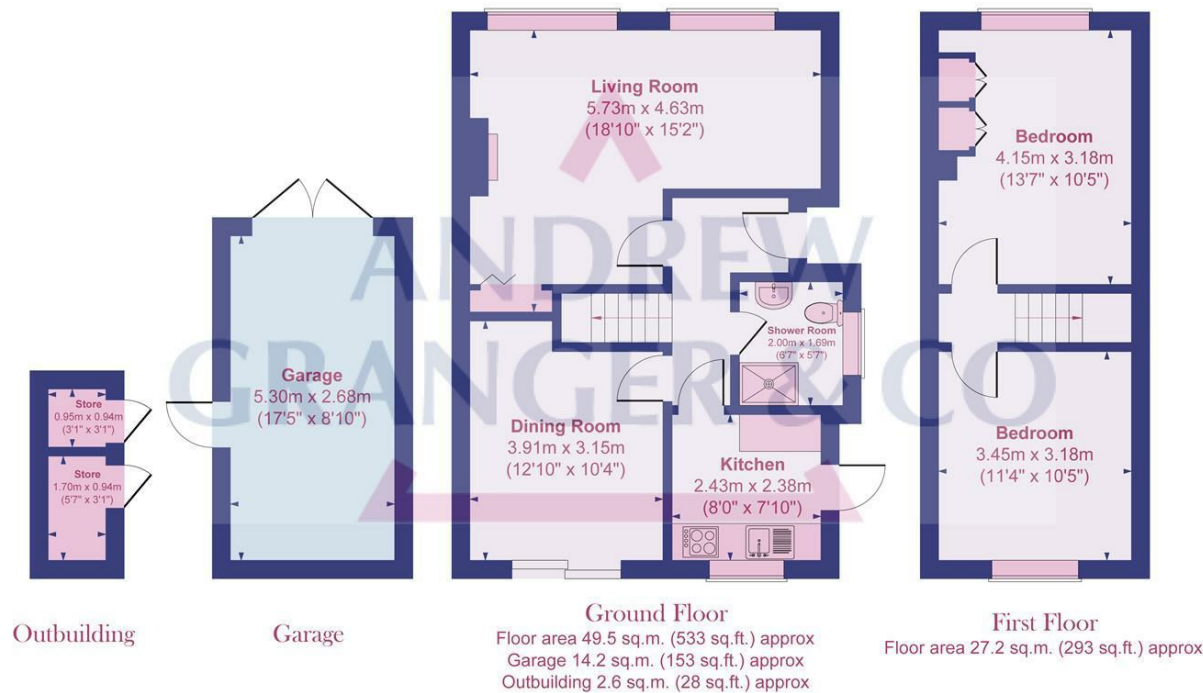
**Offers Over  
£280,000**







**Approximate Gross Internal Area**  
**76.7 sq. m. (826 sq. ft.)**  
**Garage At 14.2 sq. m. (153 sq. ft.)**  
**Outbuilding At 2.6 sq. m. (28 sq. ft.)**  
**Total 93.5 sq. m. (1007 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](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

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





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on 01858 431315

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