



**Ripley Close, Market Harborough, LE16 8JB**

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**ANDREW  
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# Property Description

A modern four bedroom detached family home located on this much sought after development, just a few minutes drive from the town centre and the mainline railway station to London St Pancras.

The accommodation comprises of an entrance hallway with staircase rising to the first floor, there is a connecting doorway that gives access to the lounge with bay window to the front elevation this in turn leads into the formal dining area with sliding doors leading through into the conservatory that boasts views and direct access to the rear garden. The well appointed kitchen is fitted with a comprehensive range of base and wall units, integrated electric oven with gas hob over, space for undercounter fridge and a window overlooking the rear garden. The utility room provides plumbing for an appliance and gives access to the side of the property.

To the first floor the principle bedroom boasts an en-suite shower room that is fitted with a modern suite, there are three further bedrooms and a family bathroom.

Outside there is car standing to the front of the property with a lawned area and established tree, personal side access and an integral garage. The rear garden is laid to lawn with a patio area, shrub borders and decking, enclosed by timber fencing.







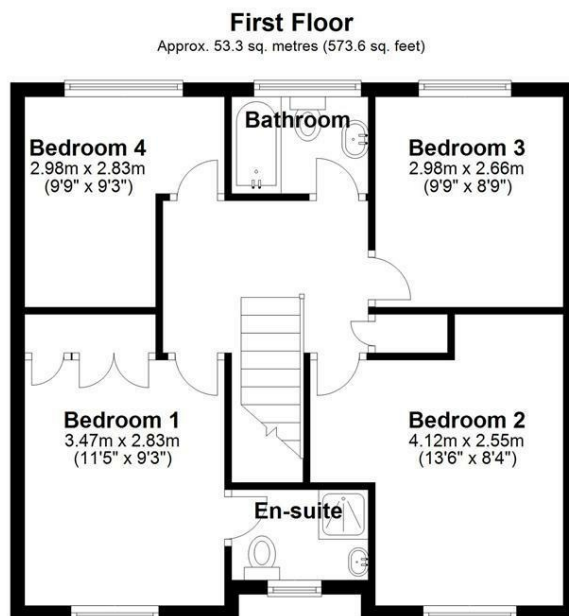
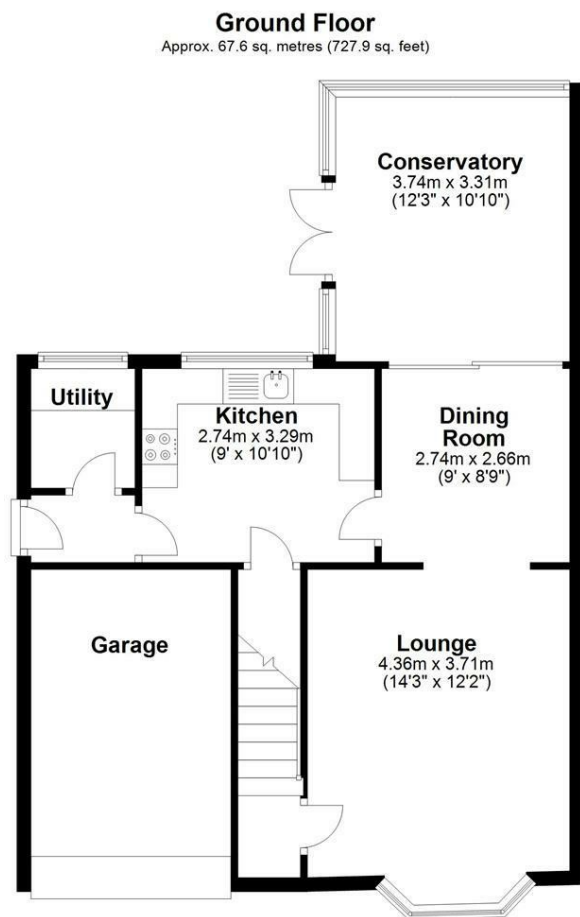
## Key Features

- Four Bedroom Detached Family Home
- Lounge, Separate Dining Area
- Kitchen with Built In Oven and Hob
- Conservatory
- Principle Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Garage and Car Standing
- Well Maintained Rear Garden
- No Upward Chain

**Offers Over  
£400,000**







Total area: approx. 120.9 sq. metres (1301.5 sq. feet)  
All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

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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