



Adcock Road, Market Harborough, LE16 8GN

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A four bedroom detached family home situated on an elevated plot with views over the town, located on the southern side of the thriving town of Market Harborough.

The accommodation is set across two floors, being briefly arranged as follows:

Entrance hallway leading to the first floor with useful storage space below, ground floor cloakroom off which is fitted with a modern two piece suite. A connecting door from the entrance hall leads through into the dual aspect sitting room which is a bright and airy space, that is ideal for relaxing or watching your favourite movie.

The well appointed dining kitchen boasts a range of base and wall units with a complimentary worktop and inset stainless steel sink with drainer. Integrated appliances include a Smeg double oven, four ring gas hob with hood over and a dishwasher, there is a window to the rear and a door that gives direct access out into the rear garden.

To the first floor there are four well proportioned bedrooms (3 double and 1 single), the family bathroom is fitted with a modern white suite that comprises of, a panelled bath with screen and shower over, close coupled w/c and a wall mounted wash hand basin with splashbacks to water sensitive areas.

Outside: To the front of the property there is a small lawned area and a set of steps with a hand rail to the front door, with car standing for two cars on the rear boundary.

The part walled rear garden has been designed with low maintenance in mind, with a patio area, well maintained shrub borders and a climbing Wisteria, there is a gate that gives rear access out to the driveway.

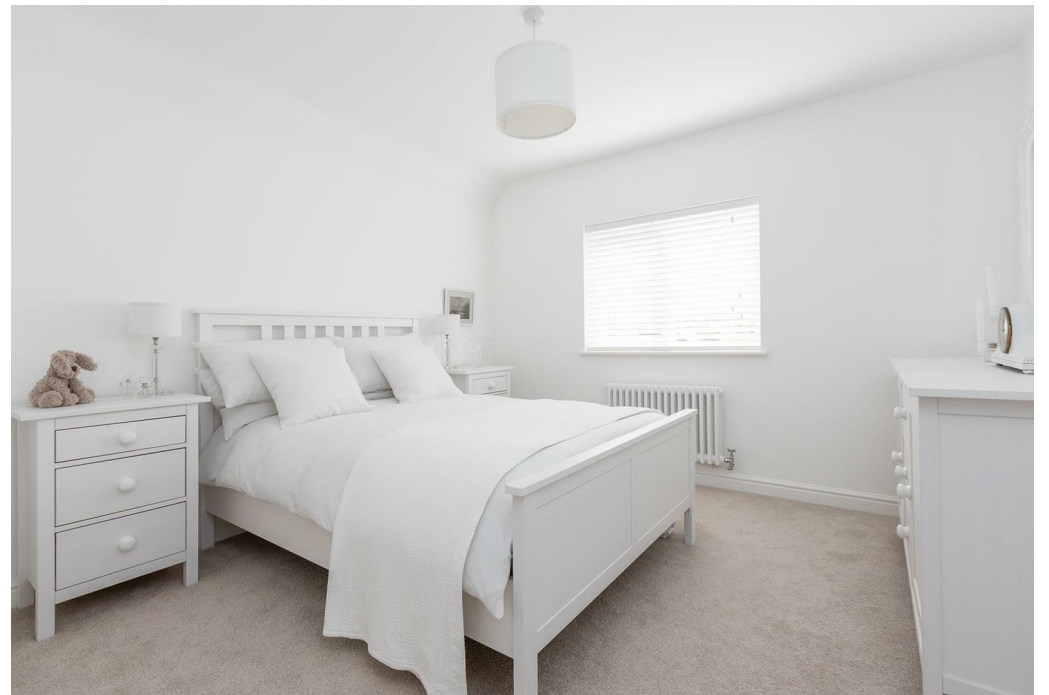




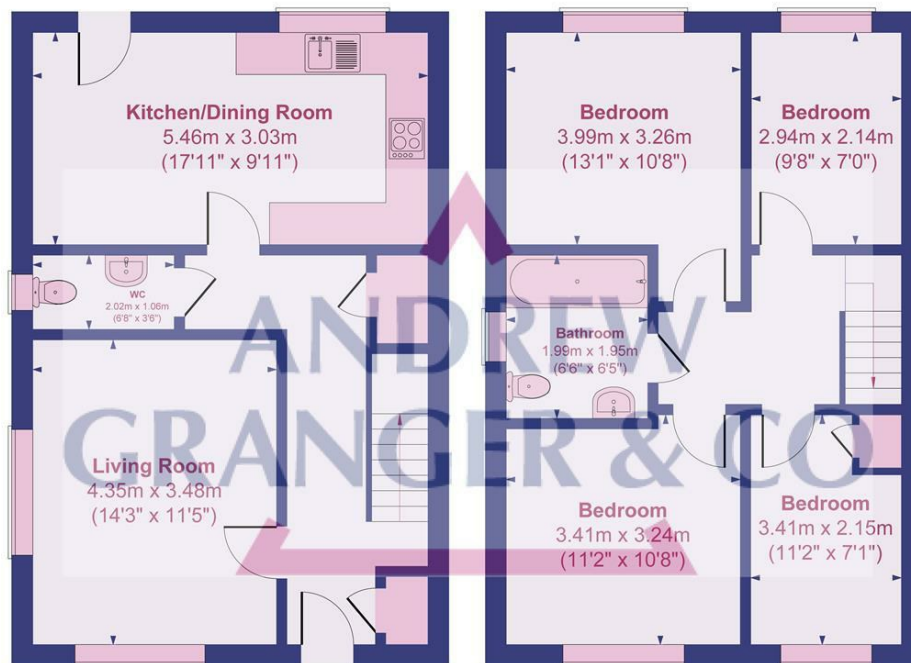
Key Features

- Detached Four Bedroom Home with Views Towards The Town
- Entrance Hallway With Useful Utility Cupboard To House Appliances
- Guest Cloakroom
- Dual Aspect Living Room With Integrated Venetian Shutters
- Dining Kitchen With Newly Fitted Modern Units and Smeg Appliances
- Three Double bedrooms And A Single
- Family Bathroom
- Car Standing
- Attractive Rear Garden
- Quiet Residential Area With Little Through Traffic

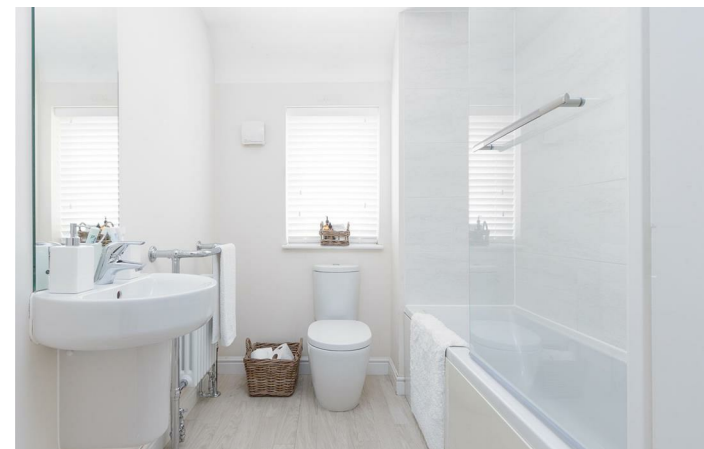
**Offers Over
£400,000**



Approximate Gross Internal Area
98.4 sq. m. (1060 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 - C

Tenure - Freehold

Council Tax Band - D

Local Authority
 Market Harborough

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 (Sales) office
on 01858 431315

Part of
**ANDREW
GRANGER & CO**

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