



Coleridge Way, Market Harborough, LE16 8FL

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
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Property Description

The property occupies a pleasant position at the entrance to this highly desirable new development located opposite a park area, and comprises a spacious 4 bedroomed detached family house having two reception rooms, dining kitchen, 4 bedrooms, 2 with en suite facilities and a family bathroom. Outside, there is an attached garage with two parking spaces to the front, a lawned garden with patio area.

This double fronted detached home has a central hallway which provides access to all main ground floor accommodation with a staircase rising to the upper floor and cloaks w/c off.

To the left of the property lies the incredibly spacious living dining kitchen, which is dual aspect overlooking the rear garden as well as a bay window to the front. There are good range of modern units with complimentary worktop, integrated appliances include a double oven with microwave over, gas hob with hood over and a fridge freezer. To one corner is a handy utility room which also provides access directly out to the rear garden.

The triple aspect living room is positioned to the rear so it can take advantage of French doors giving direct access into the rear garden. Offering further versatility is the play room/study which overlooks the park to the front elevation.

To the first floor a spacious central landing with doors off to all bedrooms, the principal bedroom lies to the rear and has a range of built in wardrobes that provide hanging and storage space and a, connecting door leads to an ensuite shower room. The guest room also offers an ensuite facility, and the remaining two double bedrooms enjoy views over the park and share the family bathroom which is finished to a good standard.

Outside: To the front there is pathway with shrub borders, to the side is the driveway with space for two cars, this in turn leads to the single garage. The rear garden is laid to lawn with a patio and bbq area all of which is enclosed by a timber fencing.



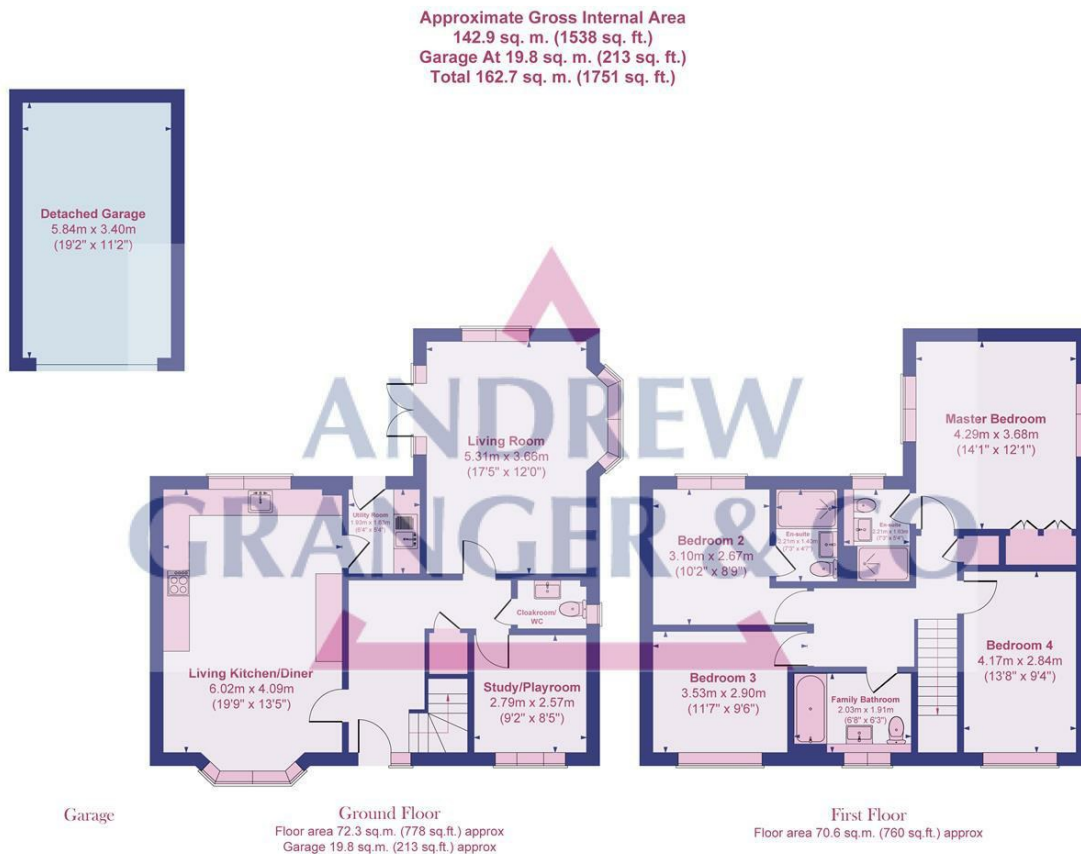


Key Features

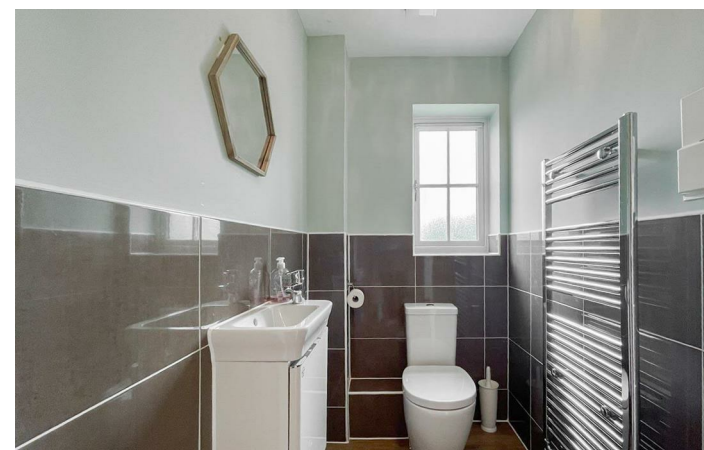
- Modern Detached Family Home
- Views Of Park To The Front
- Entrance Hallway, Guest Cloakroom
- Playroom/Study
- Triple Aspect Living Room
- Living Kitchen, Utility Area
- Principle & Guest Bedroom With En-Suite
- Two Further Bedrooms, Family Bathroom
- Car Standing, Garage, Gardens
- No Upward Chain

Price Guide
£515,000





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 - B

Tenure - Freehold

Council Tax Band - E

Local Authority
 HDC

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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