



Ireton Road, Market Harborough, LE16 9NU

Part of  
**ANDREW  
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**SHELDON  
BOSLEY  
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# Property Description

The opportunity to purchase a "turn key" detached three bedroom bungalow that has recently been refurbished and extended. The property offers spacious open plan living with a parkland view to the rear and is located on the popular southern side of the town centre.

The property is briefly arranged as follows:

Approached through the entrance door, is the spacious hallway which has a connecting door through to the primary bedroom. The primary bedroom is located at the front of the property with views to the front garden, and boasts an en-suite shower room which is fitted with a shower unit, floating wash basin with cabinet below and a close coupled w/c. To the opposite side of the hallway is bedroom two - a double room with a window to the front elevation. Bedroom three is a single room located at the far end of the hallway, with a window to the side.

To the rear of the property, the stunning living kitchen has been fitted with a range of base and wall units with an inset sink with drainer, set within a complimentary worktop. Integrated appliances include electric oven, hob with hood over and a dishwasher. The living area enjoys direct access to the rear garden through bi- folding doors, and there is a separate space for dining. Finally, there is a small utility area with plumbing for a washing machine.

The family shower room has a three piece suite which comprises of a large walk in shower, w/c and wash hand basin. There is tiling to water sensitive areas.

Outside, to the front of the property there is a modern, hardwearing and low maintenance resin driveway, a shaped lawn and picket fence to the front boundary.

The rear garden has been landscaped with a new large patio area and a shaped lawn. It is bordered with a good quality timber fence and offers a good degree of privacy with parkland to the rear. The newly built small workshop/store offers which offers multiple uses and has power connected.





## Key Features

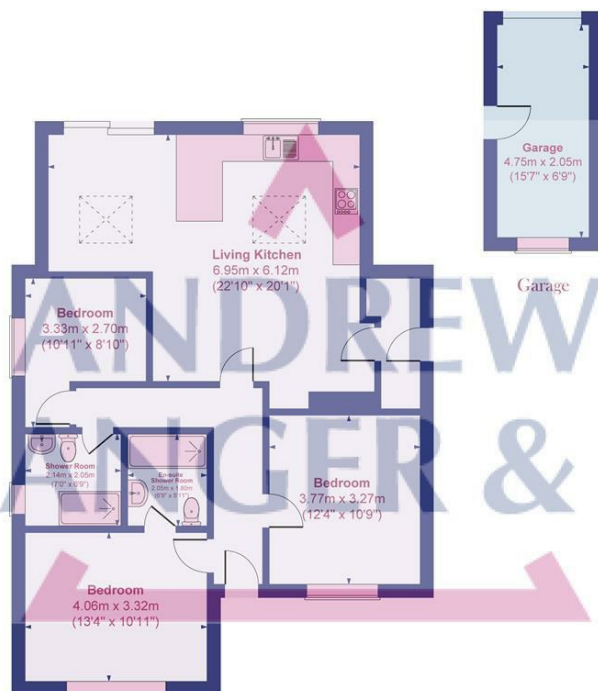
- A stunning Three Bedroom Detached Bungalow
- Recently Refurbished And Extended With Underfloor Heating
- Spacious Entrance Hallway
- Living Dining Kitchen With Built In Appliances, Utility Area
- Three Bedrooms, En-Suite to Principal Bedroom
- Family Bathroom
- Car Standing Workshop/Store
- Spacious Rear Garden
- Open Aspect To Rear
- No Upward Chain

**Price Guide**  
**£375,000**



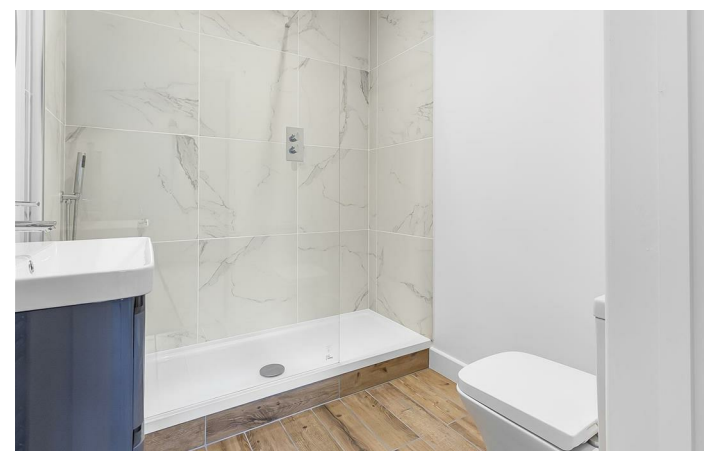


Approximate Gross Internal Area  
91.3 sq. m. (983 sq. ft.)  
Garage At 9.7 sq. m. (104 sq. ft.)  
Total 101.0 sq. m. (1087 sq. ft.)



Floor area 91.3 sq.m. (983 sq.ft.) approx  
Garage 9.7 sq.m. (104 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](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - C

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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