



Moseley Avenue, Market Harborough, LE16 9HT

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Property Description

A detached four bedroom family home situated close to open countryside, on the fringes of Market Harborough town centre.

The accommodation is set across two floors and is approached through a part glazed entrance door that takes you into a spacious hallway with staircase to the first floor. The guest cloakroom is fitted with a white suite comprising of a close coupled w/c and wash hand basin.

The living room is located at the front of the property and is accessed via a glazed door which overlooks the front garden, to the opposite side of the hallway is the study/playroom which has a bay window, again, to the front elevation.

The dining kitchen is a bright and airy room, with direct access to the rear garden through French doors, and boasts a range of high gloss base and wall units. Integrated appliances include a double eye-level oven, gas hob with hood over, dishwasher, and fridge freezer. The utility room has plumbing for an appliance, a sink with drainer, and a door to the side of the property.

To the first floor there are four bedrooms, the primary bedroom has a range of wardrobes that provide hanging and storage space, and an en-suite shower room with cubicle, w/c and wash basin. The other three bedrooms share the family bathroom which is fitted with a modern suite comprising of a panelled bath with shower over and glass screen, a close coupled w/c and a wash basin.

Outside, the shared driveway gives access to a private driveway to the front for up to two cars, with a turning area, and a single garage with an up and over door. The rear garden is of good size with a shaped lawn, shrub borders, and a decked area with pergola over.



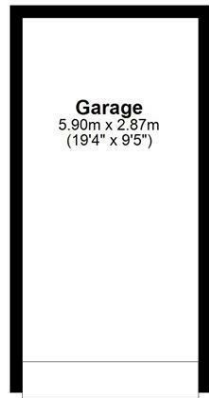


Key Features

- Four Bedroom Family Home
- Entrance Hallway, Guest Cloakroom w/c
- Living Room
- Study/Playroom
- Dining Kitchen With Built In Appliances
- Primary Bedroom With En-Suite
- Family Bathroom
- Car Standing
- Single Garage, Gardens
- No Upward Chain

Price Guide
£455,000

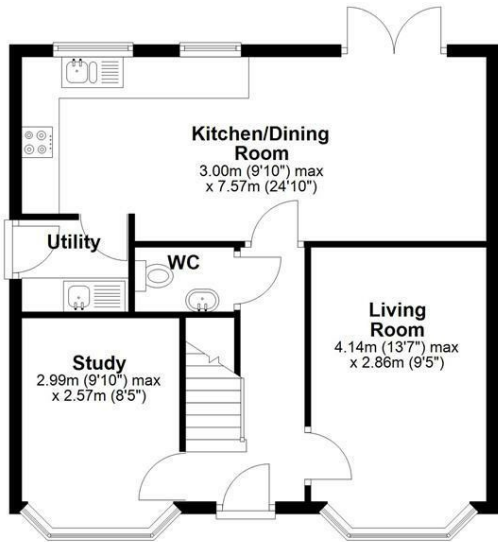




Garage
5.90m x 2.87m
(19'4" x 9'5")

Ground Floor

Approx. 72.4 sq. metres (779.3 sq. feet)



Kitchen/Dining Room
3.00m (9'10") max
x 7.57m (24'10")

Utility

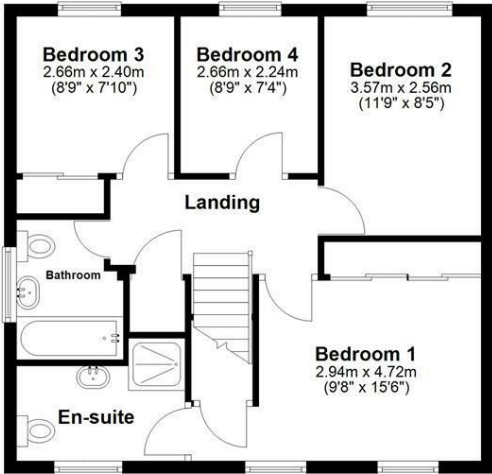
WC

Study
2.99m (9'10") max
x 2.57m (8'5")

Living Room
4.14m (13'7") max
x 2.86m (9'5")

First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Bedroom 3
2.66m x 2.40m
(8'9" x 7'10")

Bedroom 4
2.66m x 2.24m
(8'9" x 7'4")

Bedroom 2
3.57m x 2.56m
(11'9" x 8'5")

Landing

Bathroom

En-suite

Bedroom 1
2.94m x 4.72m
(9'8" x 15'6")

Total area: approx. 127.6 sq. metres (1373.3 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 - E

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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