



Middlebrook Green, Market Harborough, LE16 7DW

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A spacious first floor apartment enjoys communal garden areas within a peaceful cul-de-sac setting, within walking distance of the railway station and town centre. UPVC double glazing, electric night storage heating, communal entrance hall and private entrance hall, sitting room open plan to dining area, fitted kitchen, master bedroom with en-suite, guest bedroom, bathroom, communal gardens and allocated off road parking.

Market Harborough town centre offers an excellent range of facilities including a variety of shops and major food stores, schools, leisure centre and mainline railway station with daily services to London St Pancras. Market Harborough has a good road network with links to a variety of other centres including Leicester (16 miles), Kettering (12 miles), Corby (12 miles) and Northampton (18 miles). The M1 junction 20 is accessible approximately 14 miles west of the town and the A14 with links to the M1/A1 and M6 West Midlands is approximately 6 miles south of the town. The area is surrounded by open countryside providing delightful scenery and outdoor pursuits.

Entrance hallway with intercom system, and connecting door leading into the open plan living space with window looking over the rear of the property, dining space and this in turn leads through into kitchen comprising of a range of base and wall mounted cupboards with work surface, stainless steel sink drainer, four ring electric hob, double electric oven with stainless steel splashback and stainless steel extractor hood over, space for fridge/freezer.

Bedroom 1 boasts an en-suite shower room with a shower unit, wc and wash hand basin, bedroom 2, enjoys views over the front of the property and the bathroom comprises of a low flush w.c, vanity sink unit with tiled surround and cupboard beneath, bath with shower over and tiled surround.

Outside there is an allocated parking space, bin storage area and communal grounds.



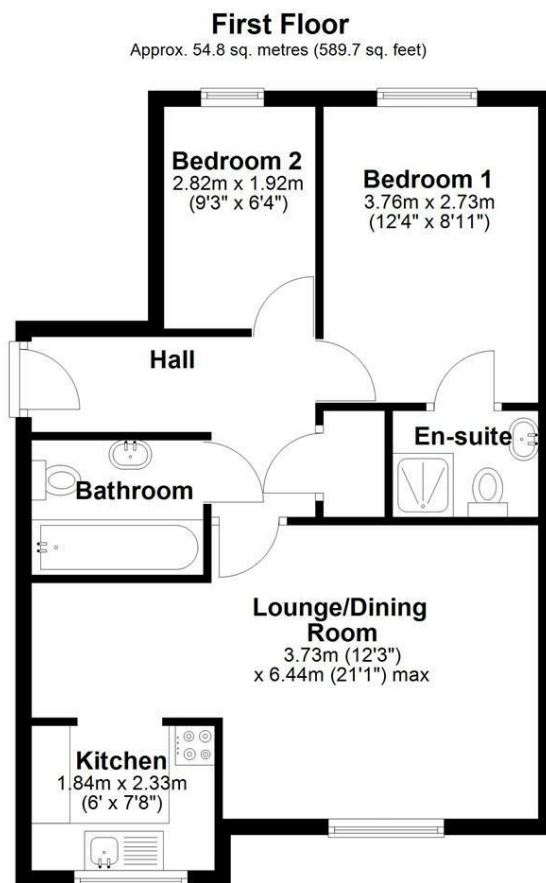


Key Features

- First floor apartment
- Within walking distance of Town Centre
- Two bedrooms
- Two bathrooms
- One reception room
- Allocated parking
- Intercom system
- Electric heating

£165,000





Total area: approx. 54.8 sq. metres (589.7 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 -

Tenure - Leasehold

Council Tax Band -

Local Authority

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**

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS