



Carroll Street, Market Harborough, LE16 7FJ

**ANDREW
GRANGER & CO**

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Property Description

A well presented detached family home located on the northern tip of Market Harborough town centre.

The property was constructed in 2024 by Taylor Wimpey and benefits from a number of upgrades that make this property a much superior specification to a standard new build. The property also benefits from the remainder of the manufacturer's warranty as well as the NHB guarantee.

As you enter the property, you are greeted by a spacious entrance hallway with staircase rising to the first floor, and a guest cloakroom/utility room fitted with a base unit integrated washing machine, w/c and wash hand basin.

The study is located at the front of the property and is an ideal space for homeworking. To the opposite side of the hallway is the bright and airy living room with luxury vinyl flooring, window to front elevation and twin doors to the dining area.

The well appointed Dining/living kitchen spans across the full width of the house and boasts a range of base and wall units complimented with a natural stone worktop with an inset sink. Integrated appliances include a fridge freezer, dishwasher, twin ovens and induction hob with hood over. The dining area has a large understairs storage cupboard and direct access out into the rear garden.

To the first floor there are three bedrooms, one en-suite and a family bathroom. The spacious primary bedroom suite includes a dressing room with custom fitted wardrobes that provide hanging and storage space and this in turn leads through into the en-suite shower room that is fitted with a double width shower, w/c and a wash hand basin and fully tiled walls.

The second floor provides two further double bedrooms and a shower room fitted with a three piece suite.

Outside there is a double width driveway suitable for 4 vehicles which in turn leads to the double garage with twin electric up and over doors, power and lighting

The rear garden has been landscaped with a large flagstone patio area, shaped lawn, large garden shed.





Key Features

- Substantial Three Storey 5 Bedroom Detached Family Home
- Entrance Hallway, Guest Cloakroom/Utility Room
- Bright & Airy Living Room
- Impressive Dining/Living Kitchen
- Primary Bedroom With Dressing Room & En-suite
- Family Bathroom, Shower Room e
- Double Garage, Car Standing
- Landscaped Rear Garden
- Solar Panels
- Energy Rating A

£550,000







Floorplan

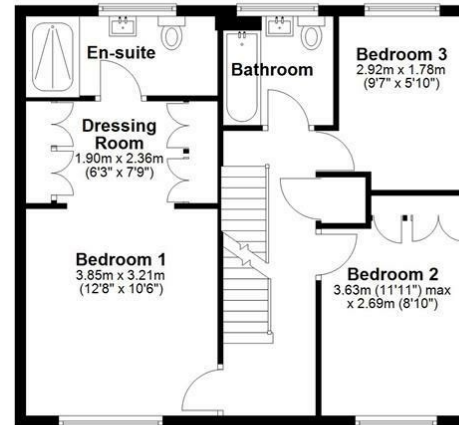
Ground Floor

Approx. 96.7 sq. metres (1040.3 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



Second Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Total area: approx. 193.8 sq. metres (2086.5 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 - A

Tenure - Freehold

Council Tax Band - F

Local Authority
Market Harborough

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To arrange a viewing please contact our Market Harborough (Sales) office on 01858 431315

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