



Springfield Road, Market Harborough, LE16 8QR



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Property Description

A well appointed detached family home situated in this popular Leicestershire village occupying a plot of 0.08 acre and enjoying stunning views over south Leicestershire countryside.

The property briefly comprises of a spacious entrance hallway, a door leads through to the cloakroom comprising of wc and wash hand basin. Connecting door from the entrance hallway to the principal rooms. The dual aspect living room has an open fireplace with stone surround and raised tiled hearth,, coving to ceiling, bay window enjoying the views over the rear garden and countryside beyond, formal dining area/study enjoying direct access to the rear garden via sliding patio door, connecting door leads through to the breakfast kitchen which is fitted with a comprehensive range of matching base and wall units, space for cooker and dishwasher, kickboard heater, windows to side and rear elevations, tiled floor, door giving access to the rear garden.

On the first floor, the principal bedroom has a bay window and fitted wardrobes providing hanging and storage space, bedroom two enjoys views to the rear, and bedroom three has a window to front elevation. The bathroom is fitted with a modern three piece white suite comprising of a close coupled wc, pedestal wash hand basin, bath with screen and shower over, tiled floor and tiles to water sensitive areas.

Externally, the front of the property has a block paved driveway giving space for up to three vehicles with a retaining brick wall to the front boundary and shrub borders, there is also access to the side of the property. The integral garage has an up and over door, power and lighting with a connecting door leading through to the kitchen. The rear garden is laid mainly to lawn with raised patio area, well stocked borders, timber garden shed and to the side of the property is a further shed of timber construction with power and lighting connected.





Key Features

- Stunning Countryside Views
- Two Reception Rooms
- Breakfast Kitchen
- Two Double Bedrooms
- One Single Bedroom
- Modern Family Bathroom
- Integral Garage
- Car Standing
- Mature Rear Garden Overlooking Fields

Price Guide
£400,000



Approximate Gross Internal Area

121.4 sq. m. (1306 sq. ft.)

Garage At 12.2 sq. m. (131 sq. ft.)

Store At 7.0 sq. m. (75 sq. ft.)

Total 140.6 sq. m. (1513 sq. ft.)



Ground Floor

Floor Area 79.7 sq.m. (858 sq.ft.) approx

Garage 12.2 sq.m. (131 sq.ft.) approx

Store 7.0 sq.m. (75 sq.ft.) approx

First Floor

Floor Area 41.7 sq.m. (449 sq.ft.) approx



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Kettering

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

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