



**3 Florence Grove**  
Market Harborough

Guide Price  
**£260,000**





**Bedrooms: 2**

**Bathrooms: 1**

Situated within the ever popular Farndon Fields development, this beautifully presented two bedroom semi detached new build offers stylish contemporary living, an impressive open plan layout, and excellent energy efficiency. Thoughtfully designed to suit a wide variety of buyers from first time purchasers to downsizers and investors this home combines comfort, convenience, and modern elegance.

Upon entering, you are welcomed into a bright and inviting hallway that leads directly into the heart of the home: a spacious open plan kitchen, living, and dining area. This superb space has been designed with modern living in mind, providing the perfect environment for entertaining. The contemporary kitchen features sleek cabinetry, generous worktop space, and high quality integrated appliances.

To the rear, full width bifold doors open effortlessly onto the rear garden, allowing natural light to flood the living space and creating a seamless connection between indoors and outdoors.







**Bedrooms: 2**

**Bathrooms: 1**

Upstairs, the property offers two well proportioned bedrooms. The master bedroom benefits from built in wardrobes, providing excellent storage while maintaining a clean aesthetic. The second bedroom is also generously sized and ideal as a guest room, home office, or nursery. A modern family bathroom, finished to a high standard with contemporary fittings, completes the first floor.

Externally, the property features off road parking for two cars at the front, offering both convenience and practicality. The rear garden provides a private outdoor space with the potential to landscape to personal taste, perfect for relaxing, play, or creating an impressive entertaining area.

Positioned within a thriving development known for its community feel, green spaces, and easy access to local amenities, schools, and transport links, this home is ideally placed for everyday living.

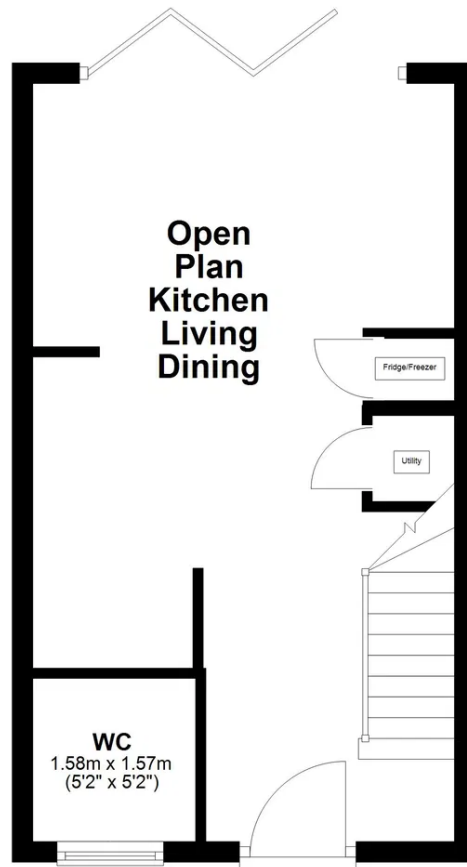
A superb modern home that offers comfort, style, and excellent value, early viewing is highly recommended.





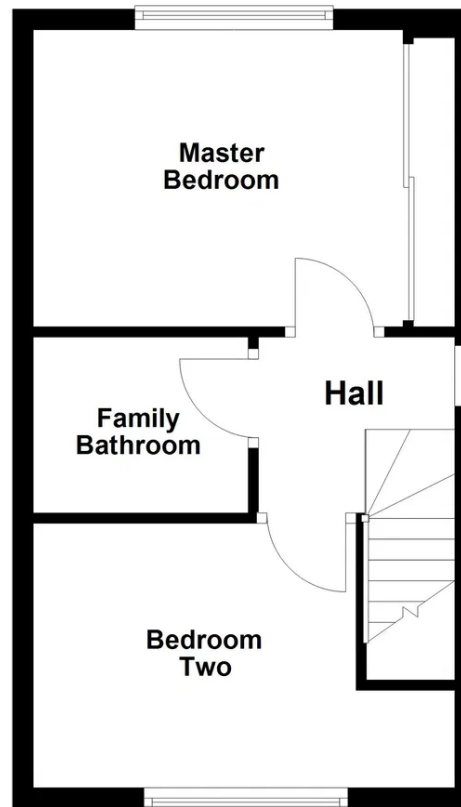
## Ground Floor

Approx. 29.9 sq. metres (321.4 sq. feet)

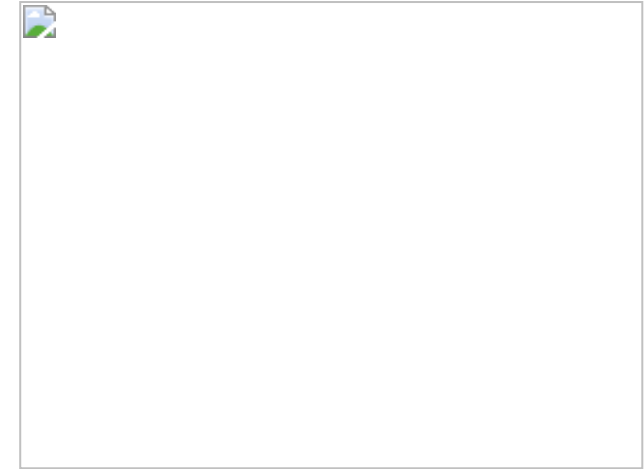


## First Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)







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