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Lathkill Street  
Market Harborough





## Property Description

This two bedroom coach house is offered to the market with no onward chain and is sold on a freehold basis. The property itself has accommodation that is set over two floors and further benefits from off-road parking and a single garage. Located within a popular residential suburb of market Harborough and within walking distance of the town centre and train station.

## Entrance Hall

The property is accessed from the front door where you arrive in the entrance hall. The entrance hall has stairs that rise to the first floor and in addition it gives access to ground floor bedroom one.

## Bedroom One

15' 8" x 8' 2" ( 4.78m x 2.49m )

Double bedroom that is located on the ground floor with window to rear. This bedroom benefits from access to a useful understairs storage cupboard.

## Landing

The stairs rise to the first floor where you arrive in a hallway which has doors providing access through to all accommodation.

## Lounge/Diner

17' 7" x 9' 9" ( 5.36m x 2.97m )

The lounge of this property is flooded with natural light owing to the dual aspect windows

found to the front and rear elevations. This generous size lounge provides enough space for a dining area also. From the living space there is an opening to the kitchen.

## Kitchen

10' 8" x 6' ( 3.25m x 1.83m )

The kitchen itself comprises of a range of base and eye level units with a complimentary worktop over. There is a fitted electric oven with a four ring gas hob and extractor fan over. In addition there is space and plumbing for a washing machine, slimline dishwasher and fridge freezer. Within the kitchen there is tiling to all splashback areas and eye level cupboard housing the property's boiler.

## Bedroom Two

12' 3" x 7' 4" ( 3.73m x 2.24m )

Accessed from the hallway is a double bedroom which benefits from fitted wardrobes and in addition a further storage cupboard housing the hot water cylinder

## Bathroom

The bathroom has a suite that comprises of a low-level flush WC, pedestal wash hand basin and panelled bath with mixer shower over. There is tiling to all splashback areas and window to rear.

## Outside

The front of the property there is an off-road parking space for a vehicle which also provides access, to the properties single

garage. There is an area of front garden that has a paved pathway with gravel border. The pathway provides access to the front door and continues to the side of the building where gated access can be obtained to the rear. A gravel pathway runs to the side and rear elevations of the building providing access for any maintenance works needed.

## Garage

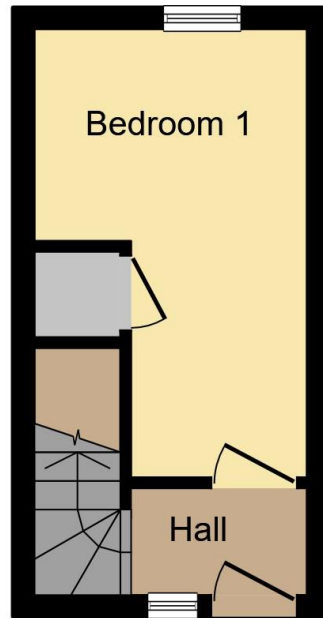
This property benefits from a single garage which has a manual up and over door and within the garage there is a light connected.



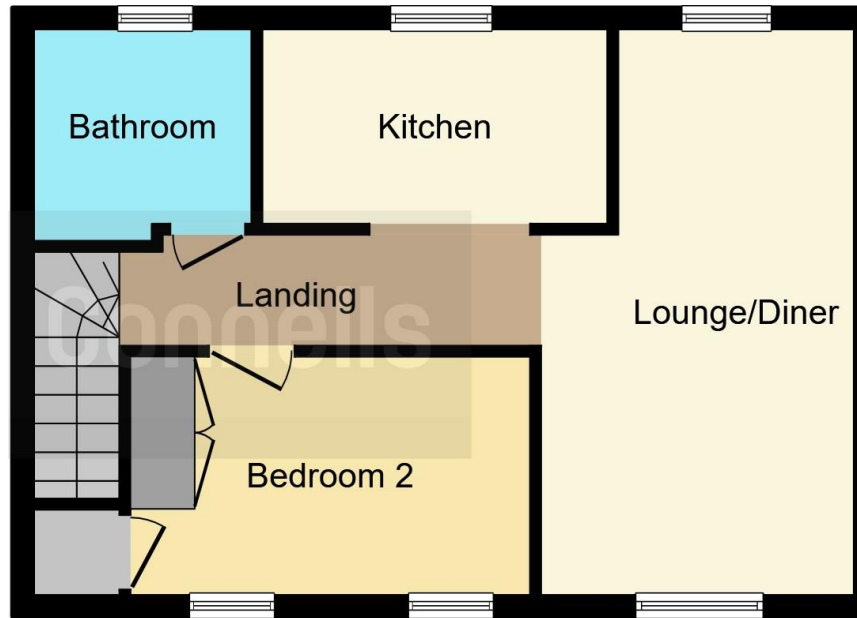








**Ground Floor**



**First Floor**

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: MKH307713 - 0005