



Knoll Street, Market Harborough **Freehold** £300,000 O.I.E.O.

**Pattison  
Lane**

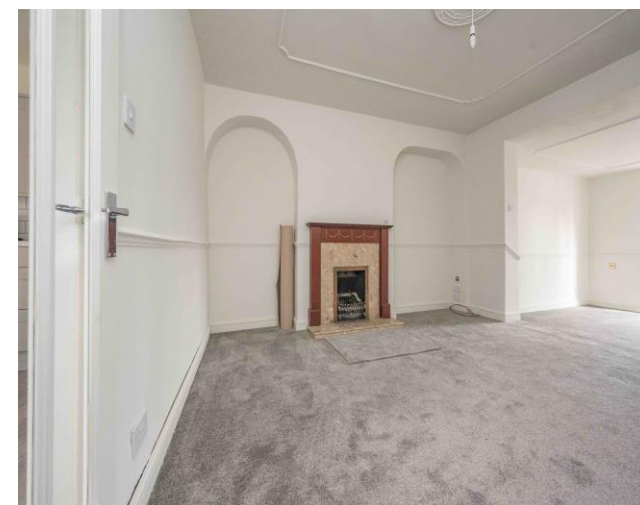


# Key Features

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- Four Bedroom Semi Detached House
- END OF CHAIN
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Master with Shower En Suite & Dressing Room

This extended four-bedroom home is offered to the market with no onward chain and offers a wealth of versatile accommodation. Highlights include a large private rear garden, a refitted kitchen and bathroom, a ground floor WC and an additional room on the ground floor ideal as a study or playroom.





#### ENTRANCE HALL

Reached via main front door. Window to side aspect. Door to lobby and Kitchen.

#### LOBBY

Door to rear aspect. Door to Downstairs WC.

#### KITCHEN 16'2 x 9'2 plus bay (4.92m x 2.79m)

Fitted with a range of modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Eye level integrated oven. Inset hob with cooker hood over. Bay window and additional window to front aspect.

#### LOUNGE 12'9 x 12'10 (3.88m x 3.91m)

Open to dining room. Door to inner hall. Fireplace with hearth and Adams style surround.

#### INNER HALL

Stairs rising to first floor landing. Doorway to study / playroom.

#### STUDY / PLAYROOM 5'10 x 10'11 (1.77m x 3.32m)

Window to rear aspect.

#### DINING ROOM 9'5 x 10'11 (2.87m x 3.32m)

Sliding doors opening to the conservatory.

#### CONSERVATORY 9'11 max x 7' max (3.02m x 2.13m)

Multi aspect windows. French style doors opening to the rear garden.

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

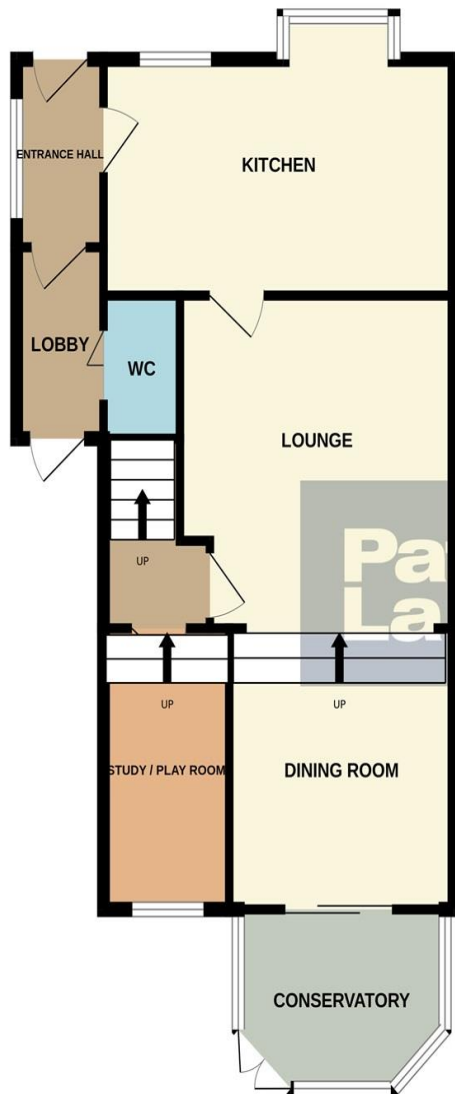
#### BEDROOM ONE WITH DRESSING ROOM AND EN SUITE

Dressing Room - 8'6 x 9'8 (2.59m x 2.94m) - Open to bedroom and ensuite shower. Fitted furnishings.

Bedroom Area - 10'10 x 9'4 (3.30m x 2.84m) - Window to rear aspect. Fitted furnishings.



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



En Suite Shower Area - 8'6 in length (2.59m) - Corner shower enclosure, and a wash hand basin with range of vanity units.

BEDROOM TWO 9'8 x 9'10 (2.94m x 2.99m)  
Window to front aspect. Fitted wardrobes.

BEDROOM THREE 14'5 x 5'11 (4.39m x 1.80m)  
Window to rear aspect.

BEDROOM FOUR 11' x 6'6 (3.35m x 1.98m)  
Window to front aspect.

BATHROOM  
Modern fitted suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Heated chrome towel radiator. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN  
Enclosed garden with access to the main front door.

REAR GARDEN  
Enclosed garden with laid to lawn, decorative stone and shrubs.

TOTAL FLOOR AREA: 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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