

JAMES  
SELICKS

1b Stuart Road

MARKET HARBOURGH, LE16 9PQ

OFFERS OVER: £230,000



This three bedroom semi-detached home with off-road parking, garage and secure, south-facing garden offers first time buyers, downsizers and investors alike, the perfect opportunity for flexible living within walking distance of Market Harborough town centre, schools and rail station.

Semi-detached home • Three bedrooms • Dual aspect, open plan sitting/dining room • Kitchen • Entrance hall with storage space for coats and shoes • Bathroom • Private, secure south facing garden to rear • Garage and off-road parking • Ideal first time buy, downsize or investment • Convenient access to town centre and rail station •

#### Accommodation

A welcoming, spacious hall greets you as you step in through the front door, where you'll find handy storage space for coats and shoes tucked to the side, while stairs lead up to your left.

The open plan sitting/dining room to your right feels bright and spacious with natural light flooding the space from the window to the front and double doors that lead out to the garden at the rear. Through here, you will find the kitchen, which enjoys a view of the garden and features a range of fitted base units providing handy storage with work surface space over. There is space for an oven, fridge/freezer and plumbing and space for a washing machine and a dishwasher. There is also a useful door to the side providing direct access to and from the driveway.

Upstairs the landing leads to three bedrooms, two of which are good sized doubles, while the third, single bedroom offers flexible use as a home office, nursery or gaming room. The family bathroom features a three piece white suite comprising bath with shower over, WC and pedestal wash hand basin.

#### Outside

A hardstanding drive to the side provides off-road parking for two vehicles and leads to the single garage (with up and over door and power). Gated access from the drive leads through to the private, secure garden, enclosed by fencing and brick wall, which enjoys a southerly aspect. There is a paved patio terrace and path, with lawn beyond.

#### Location

Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a mainline railway station to London St Pancras in approximately an hour and a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside.





Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tree Preservation Orders: No

Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Flooding issues in the last 5 years: None

Accessibility: No accessibility modifications

Cladding: No

Planning issues: No

Coastal erosion: No

Coal mining in the local area: No

Satnav Information

The property's postcode is LE16 9PQ, and house number 1b.



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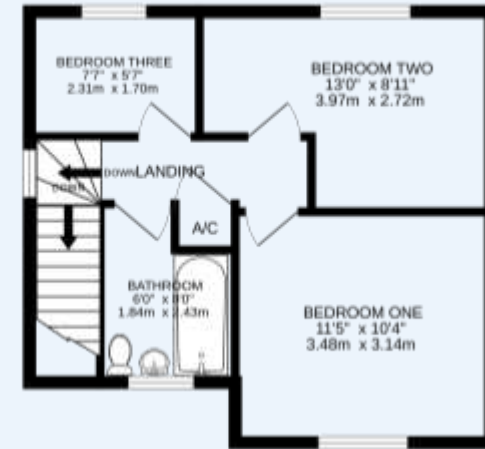
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**Measures and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



**TOTAL FLOOR AREA : 748 sq.ft. (69.4 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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