

8 Hill Gardens

MARKET HARBOROUGH, LEICESTERSHIRE LE16 9EB



JAMES
SELICKS

This spacious detached family home with five bedrooms, two reception rooms, study and double garage is tucked away in a sought-after development off Lubenham Hill, within walking distance of both the town centre and mainline railway station.

Detached family home • Five bedrooms • Sitting room • Dining room • Kitchen/diner and utility room • Study • Ensuite bathroom • Family shower room • Landscaped mature gardens • Double Garage •

Accommodation

The front porch leads through into the hall where you will find the guest cloakroom to the corner, that has been refitted with a contemporary suite. To the left is the spacious and bright sitting room. Arranged round the living flame gas fire which provides the perfect focal point and enjoying a dual aspect at the front and rear, there is plenty of natural light. The double doors at the rear lead out on to the patio terrace beyond. Across the hall from here is the dining room, which could also serve as a snug or playroom.

The kitchen has been refitted with contemporary two-tone wall and base units providing plenty of storage and ample work surface space. Integrated appliances include a double oven, fridge/freezer, dishwasher and hob with extractor hood over. Beyond the kitchen is a utility room equipped with further fitted storage units and plumbing and space for appliances. Through the utility room is the study which features a connecting door into the double garage.

Upstairs the master bedroom features fitted wardrobes and benefits from an ensuite bathroom which has been refitted with a contemporary suite comprising a bath with shower over, WC and a wash hand basin set within a vanity unit. There are three further double bedrooms, two of which have fitted wardrobes. A single bedroom with fitted wardrobes completes the bedroom accommodation. It is worth noting that the bedroom above the garage measures 20 feet by 17 feet (with restricted head-height), with vaulted ceiling. The family shower room features a corner shower cubicle, WC and a wash hand basin set within a vanity unit.

Outside

The mature, landscaped front garden features a shaped lawn bordered by shrubs and bedding areas with a hard-standing drive to the side providing off-road parking and leads to the double garage.





Gated access to the side leads through to the rear garden which has been landscaped and has matured into a peaceful and private space for the whole family enjoy. An extensive paved patio terrace spans the width of the home with space for seating and dining while steps up lead to the lawn with shaped borders. Towards the top of the lawn is a further seating area with a feature rockery with gravelled borders.

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 wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough train station provides mainline rail access to London St Pancras in approximately one hour. Market Harborough is situated in some of the county's most attractive countryside.

Satnav Information

The property's postcode is LE16 9EB, and house number 8





First floor

Tenure: Freehold

Local Authority: Harborough District Council

Listed Status: Not Listed

Conservation Area: No

Tax Band: F

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

Broadband delivered to the property: FTTC

Meters: Has a water meter, and gas and electric smart meters

Non-standard construction: Believed to be of standard construction

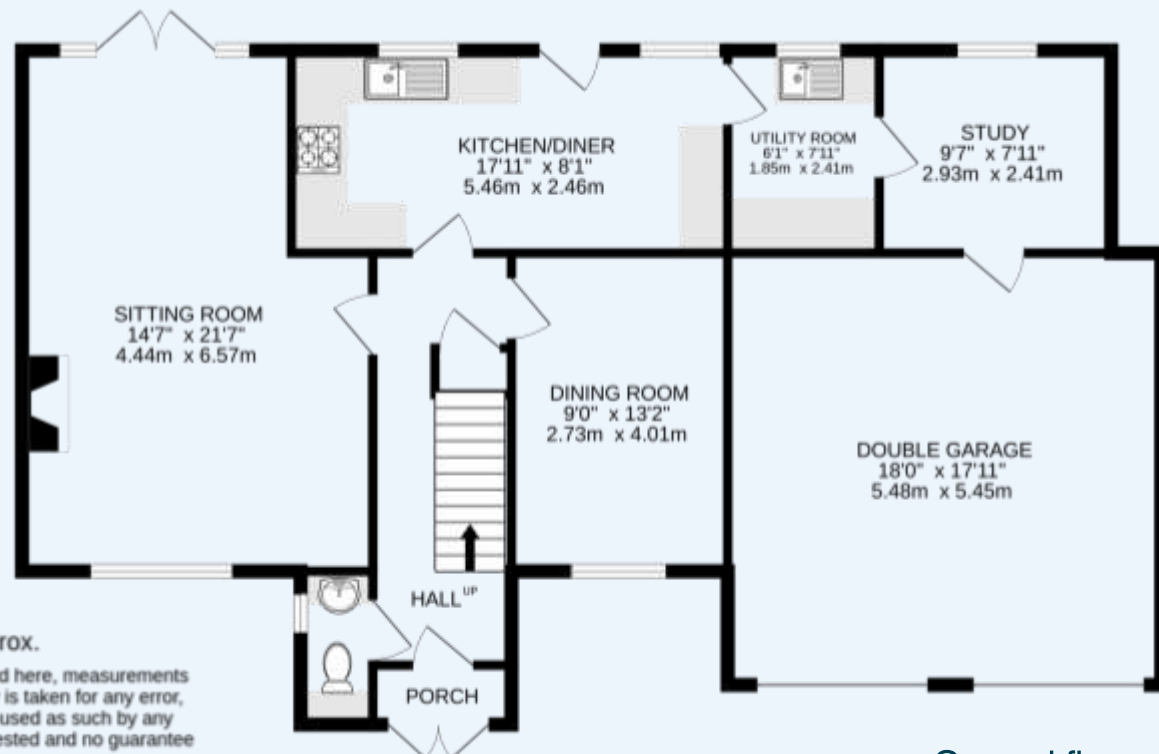
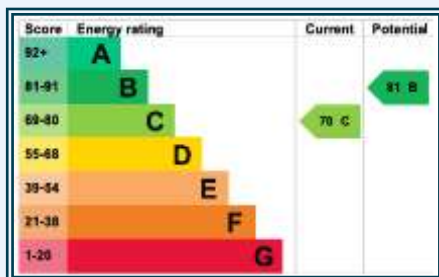
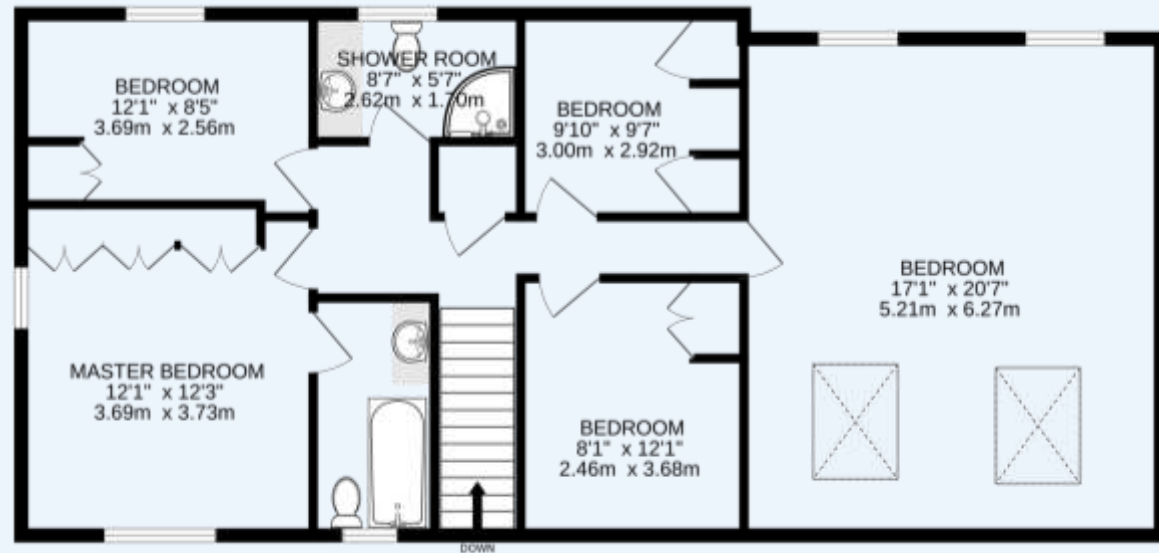
Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: No modifications

Cladding: None

Planning issues: None which our clients are aware



TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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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Ground floor

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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.



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