

8, Cheviot Close

MARKET HARBOROUGH, LEICESTERSHIRE LE16 9JD



GUIDE PRICE: £525,000

JAMES
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This spacious, modern detached family home with five bedrooms, two ensembles, 23 ft open plan kitchen, family/dining room, study and double detached garage is tucked away in the sought after Farndon Fields development within walking distance of both the town centre and railway station.

Modern detached family home • Five bedrooms • 23ft open plan kitchen, family/dining room • Sitting room and study • Two ensembles • Family bathroom • Utility and guest cloakroom • Corner plot • Landscaped, walled garden • Double detached garage •

Accommodation

Stepping through the canopied porch and front door you are greeted by a bright, welcoming hallway. Stairs lead up, while to the right you will find a built in cupboard and also the utility room which in turn leads to the guest cloakroom. To the front corner is the study which could also serve as a snug or playroom. The sitting room is situated to the rear and enjoys a view of the garden through a large picture window with double doors leading out to the patio terrace at the side. Tucked away in the corner of the sitting room is a large built-in cupboard, under the stairs.

The open plan kitchen family dining room offers a show-stopping space which offers sleek contemporary units providing ample storage with integrated appliances including double oven, gas hob with extractor hood over, dishwasher and fridge/freezer. Bi-fold doors at the rear combine with the large bay window at the front to provide an abundance of natural light.

Upstairs the sense of space continues with the galleried landing. The master bedroom at the rear features a walk-in dressing room with ample fitted storage and an ensuite shower room with a contemporary suite. The guest bedroom also features fitted wardrobes and an ensuite shower room with walk-in shower cubicle, wash hand basin and WC. There are three further bedrooms, with the fifth bedroom offering scope for use as a home office. The family bathroom features a contemporary white suite comprising bath with shower over, WC and wash hand basin.

Outside

The attractive front consists of slate gravelled bedding borders flanking the paved path to the canopied porch. The rear garden is partly walled and has been landscaped to provide a lawn and an extensive paved patio and decked seating area with space for a hot-tub, dining and relaxing. A paved path leads to gated access at the rear out to the driveway, which provides parking for two vehicles and the double detached garage.

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.





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

Meters: The property has a water meter, and both gas and electric smart meters

Broadband delivered to the property: FTTC

Non-standard construction: Believed to be of standard construction

Warranty: The property was constructed in 2018, and benefits from the remainder of a 10-year build warranty with NHBC

Wayleaves, Rights of Way & Covenants: Yes

Flooding issues in the last 5 years: None

Accessibility: No modifications

Cladding: None

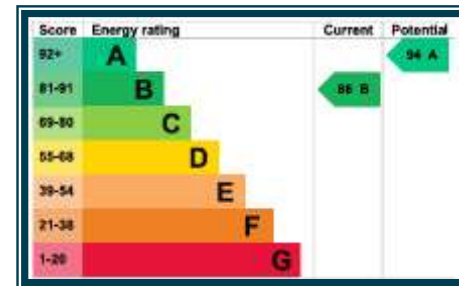
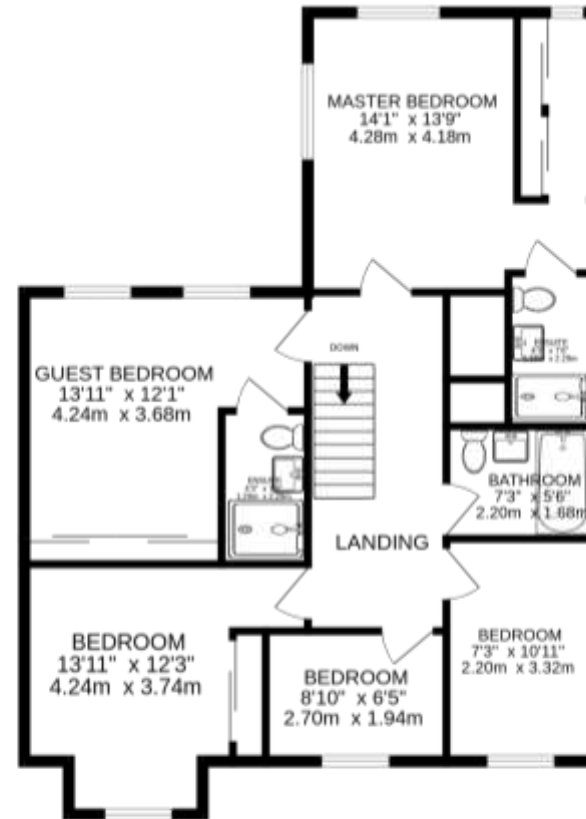
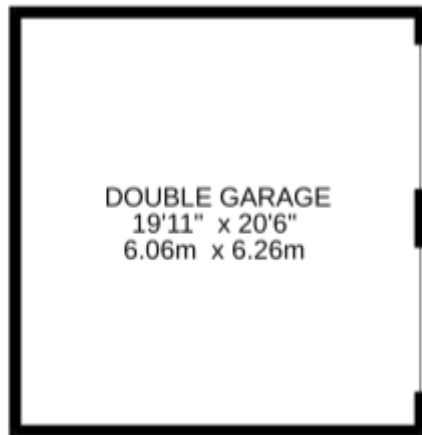
Planning issues: None which our clients are aware of

Satnav Information

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







TOTAL FLOOR AREA : 1743 sq.ft. (161.9 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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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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