

# BALFOUR GARDENS

MARKET HARBOROUGH



JAMES  
SELICKS

A spacious, three bedroom semi-detached bungalow on a deep plot, offered for sale with no upward chain.

Entrance hall • sitting room with dining area off • kitchen • three bedrooms • shower room • slate chipped frontage • side driveway • single garage • large gardens • outhouses • sheds • EPC - C

### 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.

### Accommodation

The property is accessed by a glazed and uPVC double glazed door into a side entrance housing two cloaks cupboards. The sitting room has an electric fire set within a painted surround, ceiling coving and an archway into a to dining area with double glazed sliding patio doors to the rear garden.

The kitchen has a range of eye and base level units and drawers with roll edge laminated work surfaces and tiled splashbacks, a stainless steel one and a quarter bowl sink and drainer unit with mixer tap and a window over, a Beko gas oven with a four-ring gas hob and extractor unit above, tiled flooring and a uPVC and opaque glazed door leading to the rear garden.

To the first floor is a landing giving access to three bedrooms and a shower room with a three piece suite comprising a low flush WC, pedestal wash hand basin and double glazed shower cubicle, a window to the rear, tiled walls and flooring.

### Outside

To the front of the property is a slate chipped area and a concrete side driveway providing access to a single garage with an up and over door. To the rear of the property are deep, mature gardens with a pathway to a large paved patio area and lawn, outhouses and timber sheds.

**Tenure:** Freehold.

**Conservation Area:** None

**Local Authority:** Harborough District Council

**Tax Band:** C

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

**Non-standard construction:** Believed to be of standard construction.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

**Flooding issues in the last 5 years:** None our Clients are Aware of.

**Accessibility:** Single-storey property, no accessibility modifications made.

**Planning issues:** None our Clients are Aware of.





Market Harborough Office  
13 Church Street  
Market Harborough  
LE16 7AA  
01858 410008  
mh@james sellicks.com

Leicester Office  
01162 854 554

Oakham Office  
01572 724437

james sellicks.com



**Important Notice**  
James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

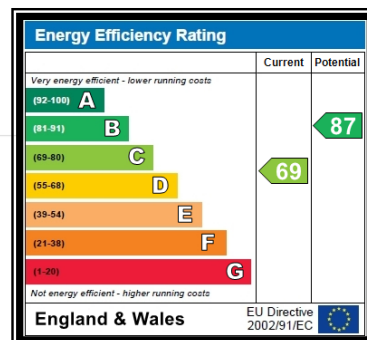
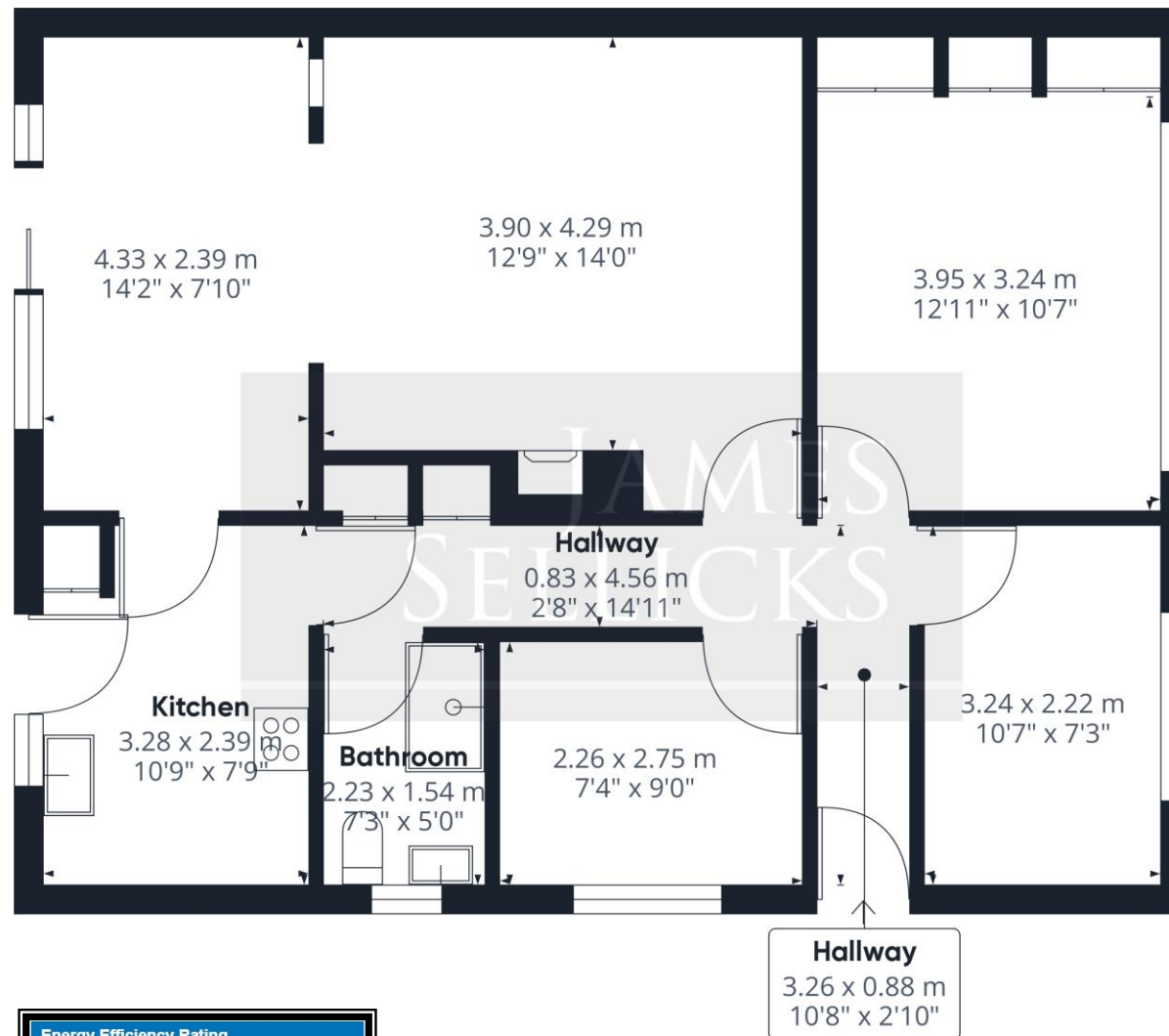
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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 a long distance to



JAMES  
SELLICKS

Approximate total area<sup>(1)</sup>

76.03 m<sup>2</sup>  
818.39 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360