



JAMES
SELICKS

Albany Road
MARKET HARBOROUGH, LEICESTERSHIRE

A well-presented three-bedroom property, excellently located, being a short walk from the town centre and station, thought suitable for first time buyers and families.

Welcoming entrance hall with stairs to first floor • Spacious sitting room with feature electric fire and storage • Modern dining kitchen with integrated appliances and dining area • Full uPVC conservatory with garden access • Three bedrooms, including two doubles with fitted wardrobes • Contemporary family bathroom • Single garage (currently split into an office & store) and off-street parking • Front lawned garden • Enclosed rear garden with patio and lawn area • Short walk to train station

Accommodation

The property is entered into a bright entrance hall with stairs rising to the first floor. The sitting room to the front of the home features a window that brings in natural light, an elegant contemporary gas fire with wooden surround and matt black hearth, as well as coving and doors, one half-glazed to the kitchen and another fully glazed to the hall. There is also a store cupboard off the sitting room for added convenience.

The dining kitchen is fitted with cream-fronted cupboards, pan drawers, and subway tiling for a clean, contemporary look. It includes a four-ring gas hob, electric oven, and stainless-steel extractor, space for a dining table, plus plumbing and space for both a washing machine and freestanding dishwasher. A window overlooks the rear garden above a stainless-steel sink and drainer, and French doors open into the conservatory, which is of full uPVC construction with wood laminate flooring and a door to the garden.

Upstairs, the landing features a side window and an airing cupboard. The home offers two spacious double bedrooms; one at the front and one at the rear, both with fitted wardrobes, and a third bedroom that can serve as a single bedroom or home office, also with a window to the front. The family bathroom is fitted with a white three-piece suite, including a panelled bath with shower, wash hand basin, and low flush WC, all set against fully tiled walls and floors, with a window to the rear for natural light.

Outside

To the front of the property is a single garage and parking, along with a small lawn bordered by mature hedging. The garage is split into two rooms, which provides an office at the rear and a store at the front. A pathway leads to the front door, while a brick archway with a side gate offers access to the rear.

The rear garden is mainly laid to lawn, enclosed by fencing, and includes a patio area ideal for entertaining, as well as mature plants and shrubs that enhance the outdoor space.

Location

Market Harborough is a charming town situated approximately fifteen miles north of Northampton and approximately fifteen miles southeast of Leicester city centre. Market Harborough's High Street offers a variety of individual shops, boutiques; niche shopping, hotel and restaurants, in addition to retailers including Waitrose, Tesco, Waterstones and many more. There is also a mainline rail link to London St. Pancras International which may be reached in little over an hour. The M1 is accessible at junction 20, and the A14 lies to the South.





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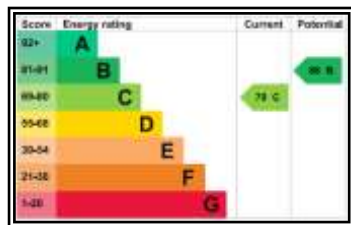
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Measures and Other Information

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.



Approximate Area = 760 sq ft / 70.6 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 923 sq ft / 85.7 sq m

For identification only - Not to scale

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