

JAMES SELICKS

FLEETWOOD GARDENS

MARKET HARBOROUGH

GUIDE PRICE £325,000



Situated in a popular residential area of Market Harborough, this spacious two-bedroom bungalow offers comfortable, flexible living with lovely views over the rear garden.

Entrance hall • open plan kitchen, dining and living area • sun room • master bedroom, fitted wardrobes & dressing area • second bedroom • utility area (converted garage) • well-sized rear garden • driveway • EPC - D

Location

Market Harborough offers a wide range of amenities including a mainline rail service to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the south.

Accommodation

The front door is positioned to the side and opens via a small storm porch into a welcoming hallway with fitted storage cupboards and loft access.

Positioned to the rear of the property, the open-plan living kitchen forms the heart of the home. The living and dining section feature wood-effect laminate flooring and a UPVC window to the side, while the kitchen is fitted with a good range of eye and base level units and drawers, a gas oven and hob with extractor unit above, an integrated dishwasher, and space for a fridge freezer. This area also benefits from underfloor heating.

The sun room extends the living space beautifully, with wraparound UPVC windows and doors overlooking the garden, wood-effect laminate flooring, heating and recessed spotlights; a perfect spot to relax and enjoy the view.

The master bedroom is a generous double with a front-facing window, extensive fitted wardrobes and a useful dressing area. The second bedroom, with a large UPVC window to the front is currently used as living space and offers flexibility to suit individual needs. The bathroom is fitted with a bath with shower over, wash hand basin and WC, a chrome heated towel rail and has white tiled walls featuring a decorative accent tile, and tiled flooring.

Outside

To the front of the property, a driveway provides parking for two vehicles. To the side, a useful lean-to storage area leads into a converted former garage, now used as a utility room with power, white appliance space, and a separate WC to the rear.

The rear garden is a lovely size, featuring a raised decked seating area leading to a lawn, vegetable patch, two garden sheds, and a greenhouse, ideal for those who enjoy gardening or outdoor entertaining. The property backs onto a grassed path with mature trees.







Tenure: Freehold

Local Authority: Harborough District Council

Tax Band: C

Listed Status: None

Conservation Area: None

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

Broadband delivered to the property: Unknown.

Construction: Believed to be Standard.

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: Lateral living, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

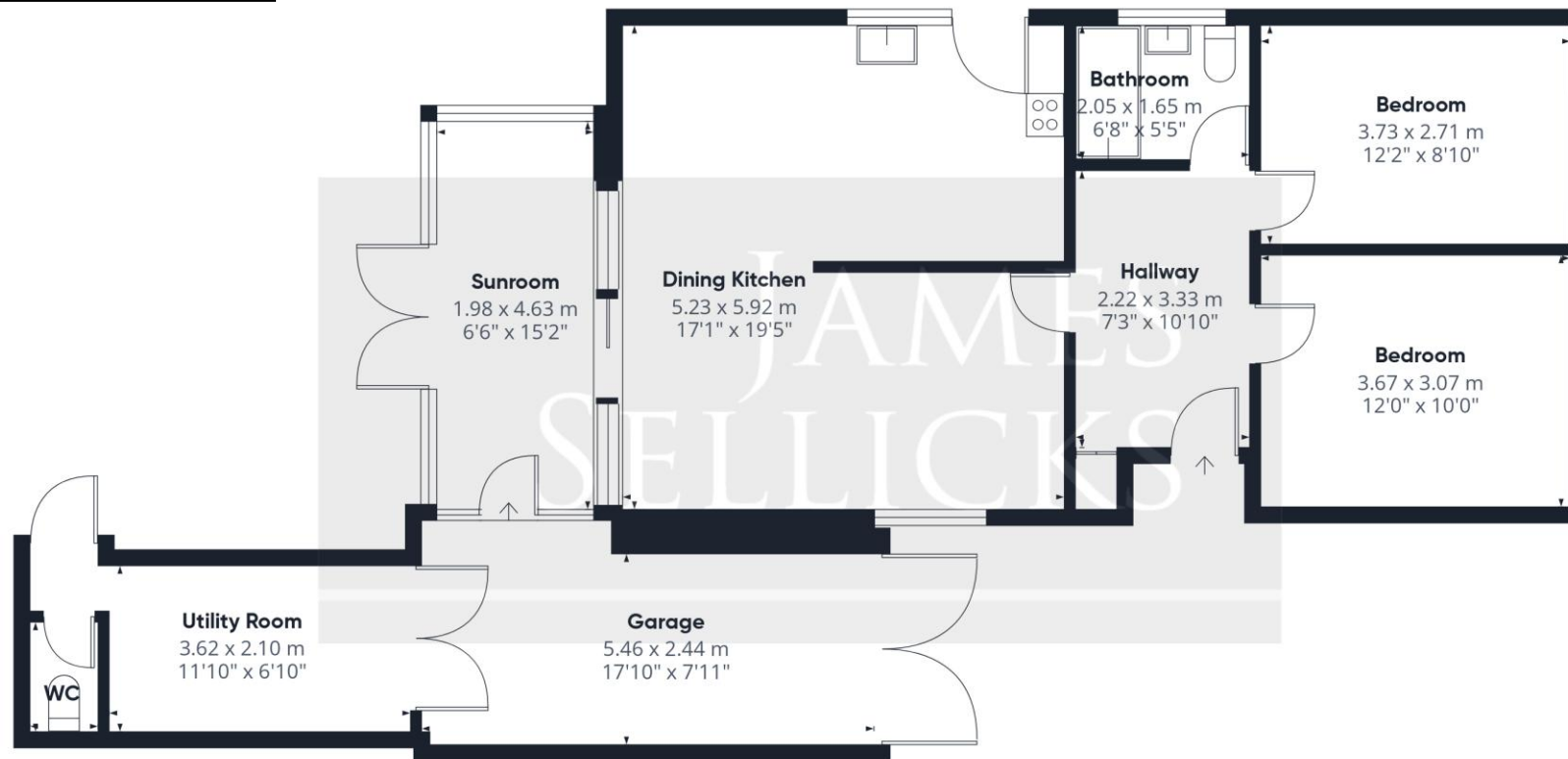
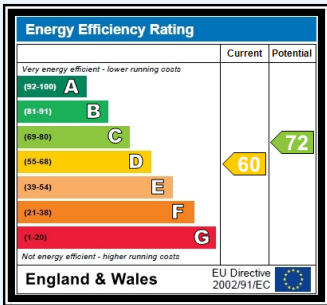
Satnav Information

The property's postcode is LE16 9LX, and house number 18.









Approximate total area⁽¹⁾
 97.4 m²
 1049 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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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