

47 THATCH MEADOW DRIVE

MARKET HARBOROUGH, LE16 7XH





This modern detached home with four bedrooms, open plan sitting/dining room and kitchen with utility room within walking distance of the rail station and town centre will suit downsizers and growing families looking for more space, alike.

Modern detached home • Four bedrooms • En suite & re-fitted family bathroom • Open plan sitting/dining room • Kitchen & utility room • Integral garage • Landscaped gardens • Sought after location • Walking distance to town and rail station

Accommodation

Stepping through the front door into the hall, you will find a guest WC tucked under the stairs. To the right is the kitchen which is equipped with an extensive range of fitted wall and base units providing ample storage and plenty of work surface space above. An open arch leads through into the utility area which features further fitted units and plumbing and space for a washing machine and door out to the side passage. The sitting room is open plan to the dining room creating a light bright space for the family to enjoy.

Upstairs the master bedroom features a fitted double wardrobe and en suite shower room. There are three further bedrooms while the family bathroom has been re-fitted to provide a contemporary suite comprising bath, separate shower cubicle, WC and wash hand basin.

Outside

A hardstanding and gravelled frontage provides off road parking for two vehicles with a paved path leading to the front canopied porch. The rear garden has been landscaped to provide a paved patio terrace, lawn and raised timber decked seating/dining terrace with timber framed summer house.

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 7HX, and house number 47.

Tenure: Freehold. **Conservation Area:** None

Local Authority: Harborough District Council, **Tax Band:** E

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

Broadband delivered to the property: Fibre, 51.25mbps.

Non-standard construction: Believed to be of standard construction

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

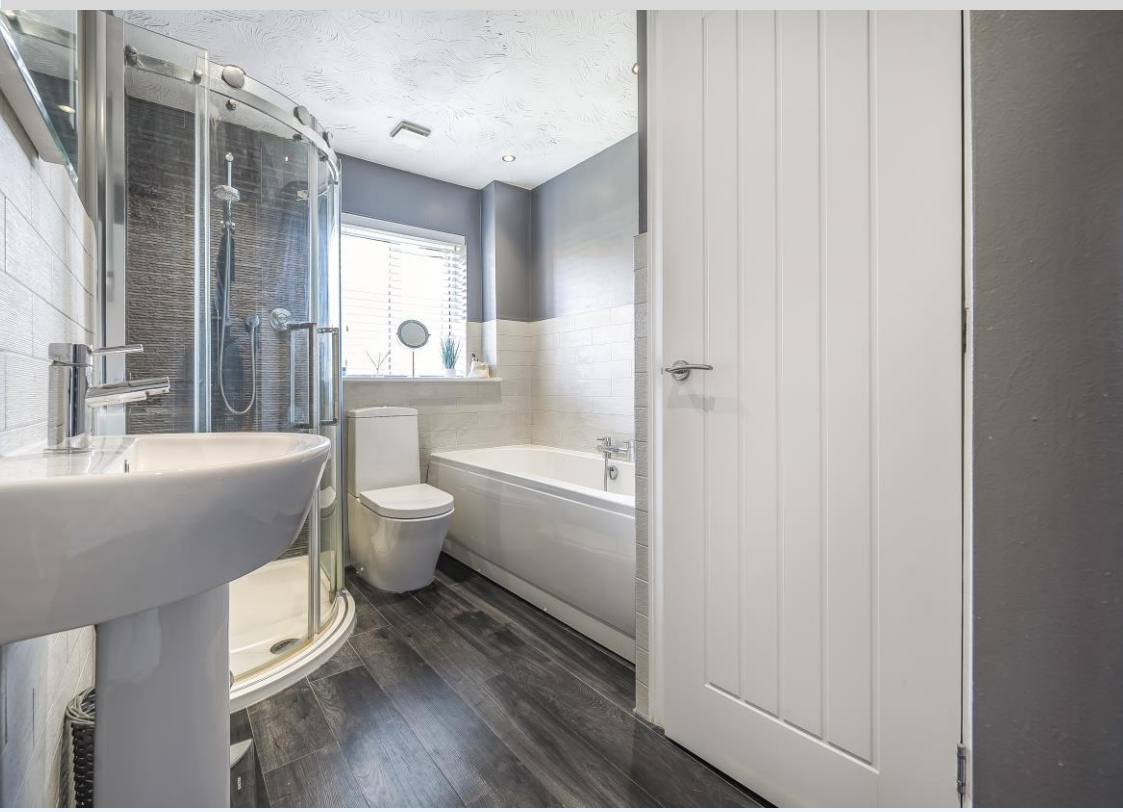
Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey dwelling. No accessibility modifications.

Planning issues: None which our clients are aware of.











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Measures and Other Information

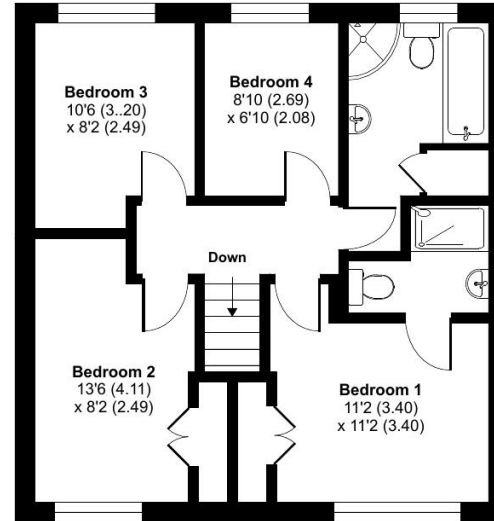
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



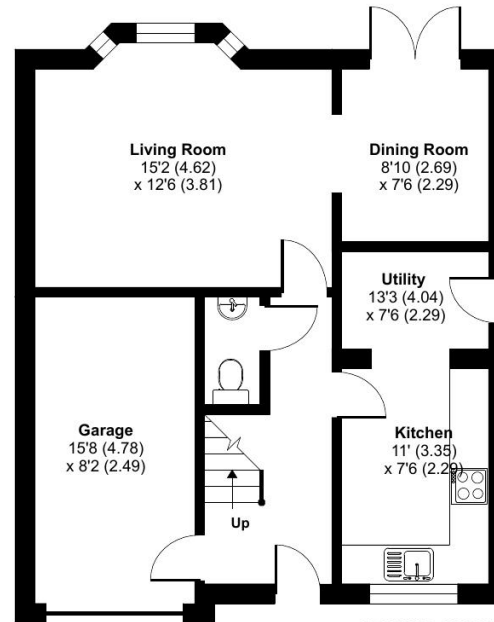
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Approximate Area = 1192 sq ft / 110.7 sq m

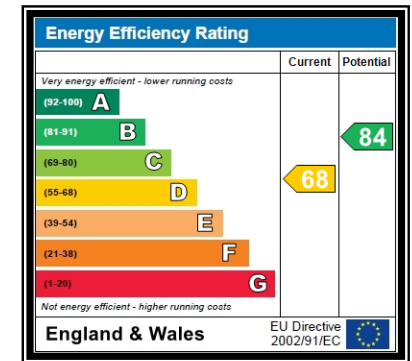
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Sellicks Estate Agents. REF: 1184850