



93 RAINSBOROUGH GARDENS MARKET HARBOURGH, LE16 9LN



93 RAINSBOROUGH GARDENS

£490,000 Freehold

The popular residential area of Rainsborough Gardens is home to this well positioned and much improved four bedroom family home on a larger-than-average plot. The location of this property is enviable as it backs on to expansive open playing fields and Market Harborough Leisure Centre. Therefore, you can enjoy a peaceful and private aspect that is not overlooked. This property is immaculately presented and has been improved by the current owners to include a modern kitchen and a sizeable and bright conservatory that overlooks the well-maintained rear garden. You will find four good sized bedrooms to the first floor- all with fitted wardrobes and some with beautiful views of the playing fields- and the master bedroom benefits from a dedicated ensuite bathroom. This property sits on a larger than average plot and thus there are endless possibilities with this generous family home!





LOUNGE

16' 04" x 10' 08" (4.98m x 3.25m)

DINING ROOM

10' 01" x 10' 00" (3.07m x 3.05m)

CONSERVATORY

11' 04" x 15' 09" (3.45m x 4.8m)

KITCHEN/BREAKFAST ROOM

17' 02" x 10' 00" (5.23m x 3.05m)

UTILITY ROOM

10' 01" x 5' 02" (3.07m x 1.57m)

WC

5' 00" x 2' 10" (1.52m x 0.86m)

BEDROOM ONE

16' 07" x 10' 08" (5.05m x 3.25m)

ENSUITE

9' 06" x 3' 00" (2.9m x 0.91m)

BEDROOM TWO

12' 06" x 7' 11" (3.81m x 2.41m)

BEDROOM THREE

10' 00" x 7' 02max" (3.05m x 2.18m)

BEDROOM FOUR

9' 05max" x 6' 10" (2.87m x 2.08m)

BATHROOM

6' 06" x 5' 10" (1.98m x 1.78m)

GARAGE

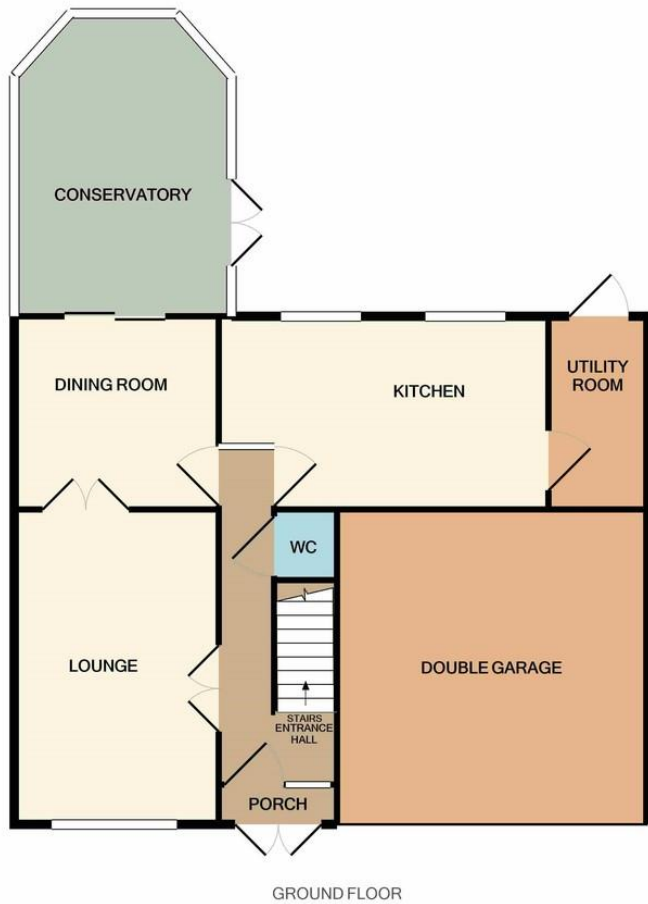
17' 01" x 14' 07" (5.21m x 4.44m)

OUTSIDE

The front of the property has plenty of space for off road parking for several vehicles ahead of the double garage. The front garden is laid to lawn with a mature tree, two outside lights and gated access to the rear of the property.

The rear garden is of a generous size and is mostly laid to lawn with borders of plants and shrubs. There is a hard-standing patio seating area, a further seating area, a greenhouse, a timber framed shed construction, an outside light and tap, a beautiful magnolia tree and several well-maintained mature trees. The garden has a private feel as it is not overlooked and is a sunny spot as it is South/East facing.





TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Harborough District Council

VIEWING

Strictly by appointment with the selling agents.

EPC- to be confirmed.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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