



54 NORTHLEIGH GROVE MARKET HARBOROUGH, LE16 9QX



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Guide Price £375,000 Freehold

This beautifully presented, three bedroom semi-detached house is situated in the quiet, sought after cul-de-sac Northleigh Grove. The property includes a bright, contemporary kitchen/dining room and a spacious lounge with a cosy log burner set in a chimney breast. Doors leading from both of these rooms flow into a fantastic conservatory stretching across the whole of the rear of the house, really allowing for indoor/outdoor living at its best. Externally the rear of the property has a lovingly maintained, landscaped garden with several seating areas, a pond, mature flower beds and shrubs. To the front there is a well-manicured lawn and flower beds with a bonded gravel driveway leading to a single garage.





ENTRANCE HALL

6' 08" x 6' 00" (2.03m x 1.83m)

CLOAKROOM

6' 04" x 3' 03" (1.93m x 0.99m)

LOUNGE

17' 04" x 10' 09 max" (5.28m x 3.28m)

KITCHEN/DINING ROOM

21' 04 max" x 9' 02" (6.5m x 2.79m)

CONSERVATORY

19' 08 max" x 7' 06 max" (5.99m x 2.29m)

BEDROOM ONE

11' 01" x 10' 02" (3.38m x 3.1m)

BEDROOM TWO

10' 10 max" x 9' 06 max" (3.3m x 2.9m)

BEDROOM THREE

10' 02 max" x 8' 11 max" (3.1m x 2.72m)

BATHROOM

6' 10 max" x 5' 10" (2.08m x 1.78m)

FIRST FLOOR LANDING

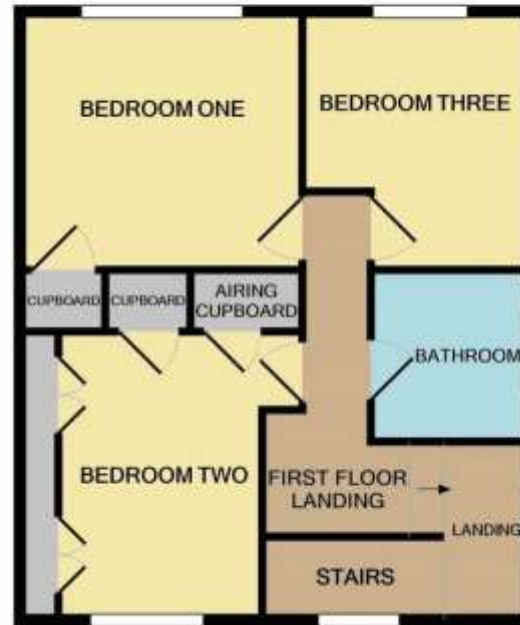
13' 02 max" x 2' 09" (4.01m x 0.84m)

OUTSIDE

The rear garden is a relaxing haven, with a spacious patio seating area edged with timber sleepers and surrounded by flower beds. There is an archway leading to the manicured lawn with a working pond and further seating area. The sides and rear of the garden have wooden fencing and to the front there is a wall with a decorative brick finish. There is a pedestrian door to the garage which also has two windows and power. There is also a shed with double doors and power fitted. To the front there is a lawn with flower beds, a bonded gravel driveway with space for two vehicles, and access to the garage.



GROUND FLOOR



1ST FLOOR

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.