



15 DAVIES CLOSE MARKET HARBOROUGH, LE16 7ND



15 DAVIES CLOSE

£375,000 Freehold

A spacious four bedroom detached family home, situated within a quiet cul de sac in a popular area of Market Harborough. Located within easy distance of the town centre, local schools and the train station, this superb property offers ideal family living. Briefly comprising from an entrance hall, WC, lounge, dining room, kitchen and utility room to the ground floor, the first floor offers a master bedroom and accompanying en-suite, three further bedrooms and a family bathroom. Outside you will find off road parking ahead of a single garage to the front of the property, with a pleasant garden to the rear.





#### **ENTRANCE HALL**

#### **WC**

5' 10" x 2' 08" (1.78m x 0.81m)

#### **LOUNGE**

15' 02" x 10' 10" (4.62m x 3.3m)

#### **DINING ROOM**

10' 11" x 9' 01" (3.33m x 2.77m)

#### **KITCHEN**

13' 06max" x 10' 11min" (4.11m x 3.33m)

#### **UTILITY ROOM**

7' 04" x 5' 03" (2.24m x 1.6m)

#### **BEDROOM ONE**

13' 05" x 11' 00" (4.09m x 3.35m)

#### **EN-SUITE**

7' 06" x 3' 11" (2.29m x 1.19m)

#### **BEDROOM TWO**

11' 00" x 8' 10" (3.35m x 2.69m)

#### **BEDROOM THREE**

10' 10" x 9' 02" (3.3m x 2.79m)

#### **BATHROOM**

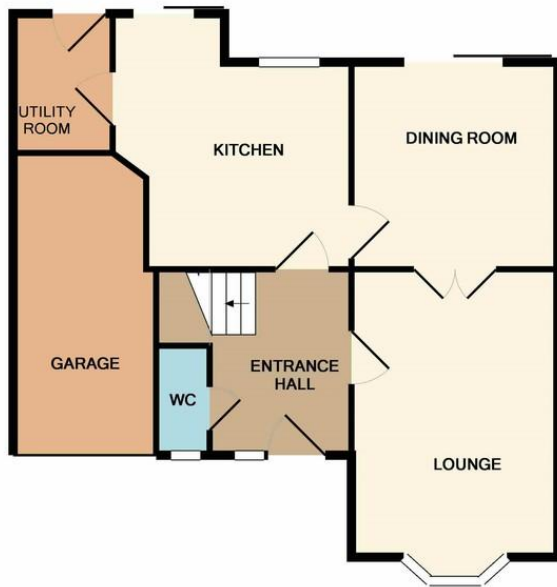
7' 10min" x 5' 09" (2.39m x 1.75m)

#### **BEDROOM FOUR**

8' 04" x 8' 00" (2.54m x 2.44m)

#### **OUTSIDE**

To the front of the property you will find ample space for off road parking, ahead of a single garage. There is a small lawned area, and gated access to the rear. To the rear lies a lawned garden, a paved patio area, a seating area and some mature bushes and trees.



GROUND FLOOR



1ST FLOOR

**TENURE**

Freehold

**SERVICES**

Mains electricity and water connected.

Gas fired central heating.

**LOCAL AUTHORITY**

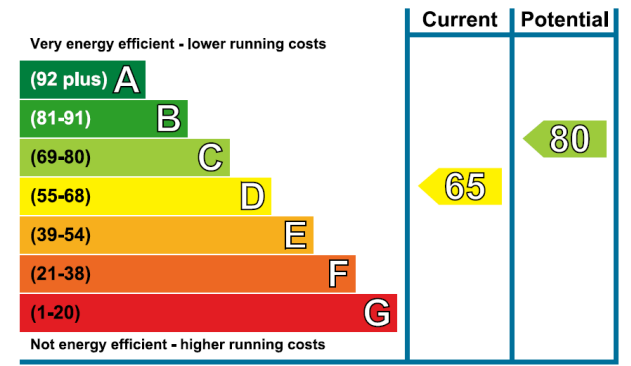
Council Tax Band E – Market Harborough District

Council

**VIEWING**

Strictly by appointment with the selling agents.

**Energy Efficiency Rating**



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.