



3 ASHLEY WAY MARKET HARBOROUGH, LE16 7XD

### 3 ASHLEY WAY

£350,000 Freehold

Set back from the road on the popular Ashley Way you will discover this spacious four bedroom property that offers a wealth of potential. What you have with this property are the makings of a lovely family home that just requires a few cosmetic finishing touches to bring it up to more modern standards. The highlight of this property has to be the bright and airy master suite that overlooks the front aspect and features a triple bank of fitted wardrobes and dedicated ensuite bathroom. This property is also ideally located as it is close to Market Harborough's train station and local schools. The front aspect is lovely and private as although being on Ashley Way, the property is accessed via a shared driveway accessed from Ryelands Close and the property is nicely tucked away behind fencing and mature trees that separates it from the road.





#### **LOUNGE**

15' 00" x 11' 02" (4.57m x 3.4m)

#### **DINING ROOM**

11' 02" x 9' 09" (3.4m x 2.97m)

#### **CONSERVATORY**

10' 01" x 9' 00" (3.07m x 2.74m)

#### **KITCHEN**

14' 01" x 9' 09" (4.29m x 2.97m)

#### **UTILITY ROOM**

6' 05" x 4' 11" (1.96m x 1.5m)

#### **BEDROOM ONE**

17' 06max" x 11' 09max" (5.33m x 3.58m)

#### **ENSUITE BATHROOM**

8' 00" x 5' 04" (2.44m x 1.63m)

#### **BEDROOM TWO**

12' 01" x 9' 10" (3.68m x 3m)

#### **BEDROOM THREE**

8' 11" x 7' 11" (2.72m x 2.41m)

#### **BEDROOM FOUR**

8' 11" x 7' 06" (2.72m x 2.29m)

#### **BATHROOM**

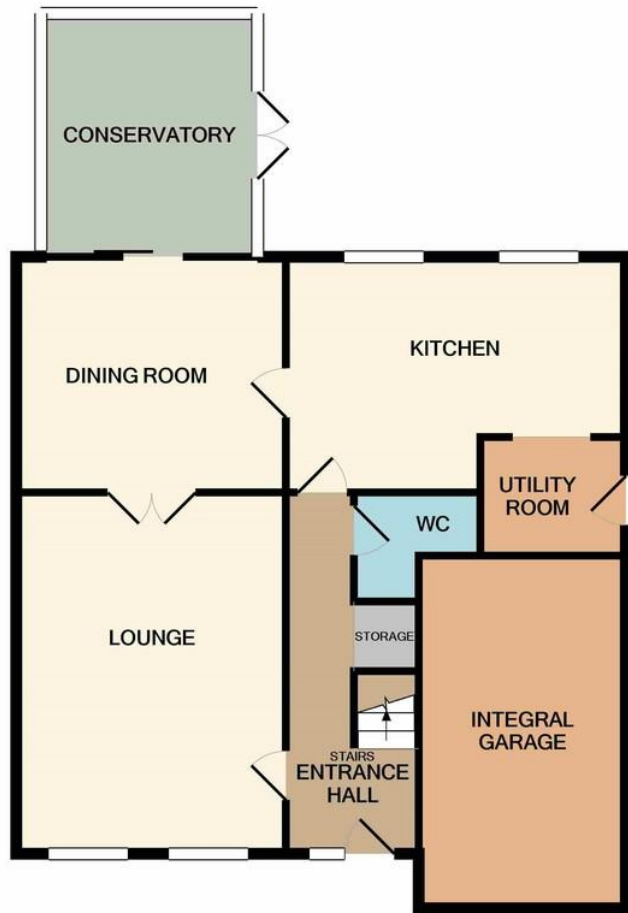
8' 01" x 6' 11" (2.46m x 2.11m)

#### **OUTSIDE**

Accessed down a shared driveway there is a hard standing driveway with access to the single garage, gated side access to the rear garden, a front garden which is laid to lawn with mature plants and trees.

The rear garden is mostly laid to lawn with a paved patio seating area, an outside tap, mature plants and bushes such as a Buddleia and gated access to the front.





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- 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.

6-8 THE SQUARE, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7PA

T: 01858 463705

E: [enquiries@cooperestates.net](mailto:enquiries@cooperestates.net)

[cooperestates.net](http://cooperestates.net)

