



15 THE CRESCENT MARKET HARBOROUGH, LE16 7JJ

15 THE CRESCENT

£470,000 Freehold

This beautifully presented detached three bedroom property holding an elevated position on The Crescent is an exciting new addition to the market. The property has been generously extended to the side to include a ground floor family bathroom and also to the rear to create a breath-taking open plan kitchen and living space with bifolding doors opening seamlessly onto the rear garden, skylights and a free standing log burner. This is a fantastic space to be able to entertain guests and no expense has been spared in design or standard of finish. There are three double bedrooms to the first floor and a modern family bathroom. Two of the bedrooms are dual aspect and are therefore bright and airy rooms. The outside has as much to be desired as the inside as there is a fantastic south facing garden which has been carefully landscaped to include several seating areas including a brilliant BBQ area with a pergola over. You will also find ample off road parking to the front.





ENTRANCE HALL

18' 02max" x 6' 07" (5.54m x 2.01m)

LOUNGE

13' 11max" x 13' 10max" (4.24m x 4.22m)

KITCHEN/LIVING AREA

20' 12max" x 10' 08max" (6.4m x 3.25m)

GROUND FLOOR BATHROOM

9' 06" x 5' 01" (2.9m x 1.55m)

BEDROOM ONE

14' 06max" x 13' 11max" (4.42m x 4.24m)

BEDROOM TWO

10' 11" x 10' 08" (3.33m x 3.25m)

BEDROOM THREE

10' 11" x 8' 01" (3.33m x 2.46m)

BATHROOM

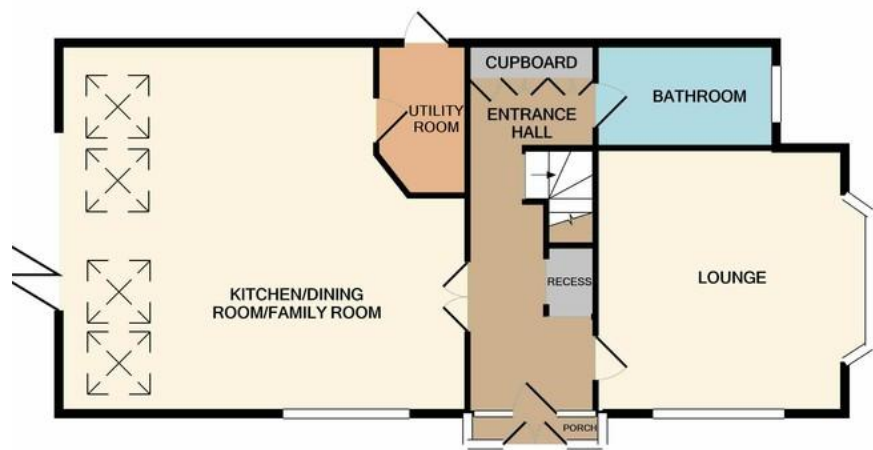
6' 10" x 5' 00" (2.08m x 1.52m)

OUTSIDE

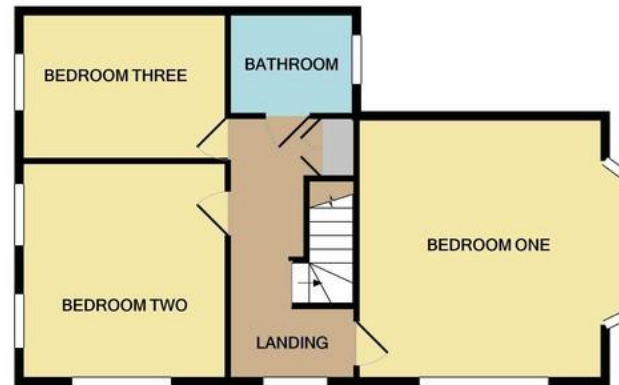
The property has an attractive bay frontage and has ample off road parking for several vehicles. The front garden is enclosed by low level fencing and has gated access to the rear garden.

The rear garden is of a brilliant size and has been landscaped to create a peaceful and tranquil space. You will find a raised hard standing patio seating area with an array of outdoor plug points and two outside lights, a BBQ area with a timber framed construction over and outdoor power points, a step down to the lawned area which extends to the rear of the garden with a hard standing pathway. There is a further seating area, a timber shed construction and an assortment of mature plants and trees.





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.