



80 TYMECROSSE GARDENS MARKET HARBOROUGH, LE16 7J5



80 TYMECROSSE GARDENS

£335,000 Freehold

New to the market is this spacious and well-appointed three bedroom detached property in the sought after residential area of Tymecrosse Gardens. This property has everything needed for comfortable family living. The ground floor has a delightful open plan lounge and dining room with sliding doors leading out onto the rear patio seating area... just perfect for summer alfresco dining! The kitchen is a good size and has a dedicated dining area and utility space to one end with views out onto the rear garden. There are three double bedrooms to the first floor- the master benefiting from an ensuite bathroom and the second bedroom even has the luxury of a walk-in wardrobe in the eaves. The location of this property lends itself to its appeal as it is within walking distance to several of Market Harborough's highly rated schools and quaint town centre.



**ENTRANCE HALL**

9' 03" x 3' 01" (2.82m x 0.94m)

WC

5' 01" x 3' 00" (1.55m x 0.91m)

LOUNGE

17' 01max" x 16' 03max" (5.21m x 4.95m)

DINING ROOM

10' 00" x 8' 05" (3.05m x 2.57m)

KITCHEN/DINING ROOM

15' 00" x 11' 09max" (4.57m x 3.58m).

BEDROOM ONE

12' 01max" x 10' 03max" (3.68m x 3.12m)

ENSUITE

7' 02max" x 5' 07max" (2.18m x 1.7m)

BEDROOM TWO

15' 06max" x 7' 06max" (4.72m x 2.29m)

BEDROOM THREE

11' 04max" x 9' 02max" (3.45m x 2.79m)

BATHROOM

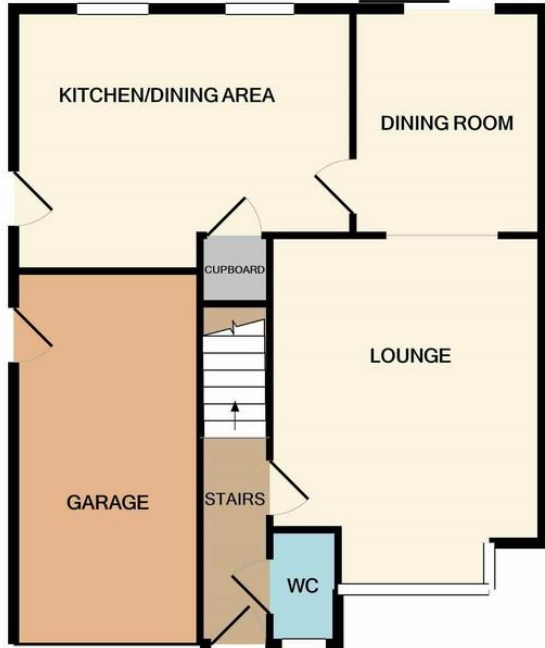
7' 05" x 6' 07" (2.26m x 2.01m)

OUTSIDE

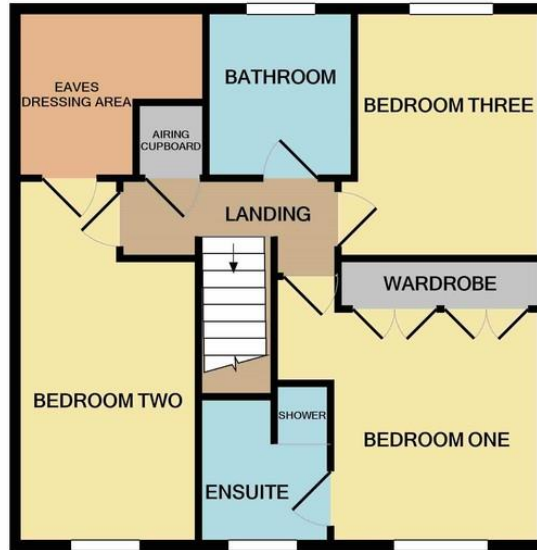
The front of the property has lovely curb appeal and has a hard standing driveway providing off road parking for several vehicles ahead of the integral single garage. There is a pebbled front garden with an assortment of shrubs, gated access to the rear of the property and an outside light.

The rear garden is a peaceful area with the benefit of not being overlooked. There is a low-level patio seating area, a raised lawned area with tree-lined borders, an outside tap, side access to the front and access into the single 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 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.