



70 LATHKILL STREET MARKET HARBOROUGH, LE16 9EY



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£270,000 Freehold

Found down a private driveway set back from the road you will find this four bedroom semi detached property. With generous proportions throughout, this property has all of the makings to be a brilliant family home. To the ground floor you will find a kitchen with a dining area and a bright lounge space with double doors opening on to the rear garden. Three of the four bedrooms and family bathroom are found on the first floor and the master suite is found on the top floor and is a sizeable room with its own dedicated ensuite bathroom and skylights. This property benefits from not being overlooked to the front or rear and so you gain a pleasant sense of privacy. The property is ideally located within close proximity to Market Harborough's many amenities and schools.



**ENTRANCE HALL**

12' 01" x 3' 03" (3.68m x 0.99m)

KITCHEN/BREAKFAST ROOM

14' 00" x 9' 10" (4.27m x 3m)

LOUNGE

16' 01max" x 11' 02max" (4.9m x 3.4m)

WC

5' 05" x 2' 10" (1.65m x 0.86m)

BEDROOM TWO

13' 00" x 9' 03" (3.96m x 2.82m)

BEDROOM THREE

12' 06max" x 9' 03" (3.81m x 2.82m)

BEDROOM FOUR

9' 11" x 6' 06" (3.02m x 1.98m)

BATHROOM

6' 07" x 5' 06" (2.01m x 1.68m)

MASTER BEDROOM

19' 01max" x 12' 06max" (5.82m x 3.81m)

ENSUITE

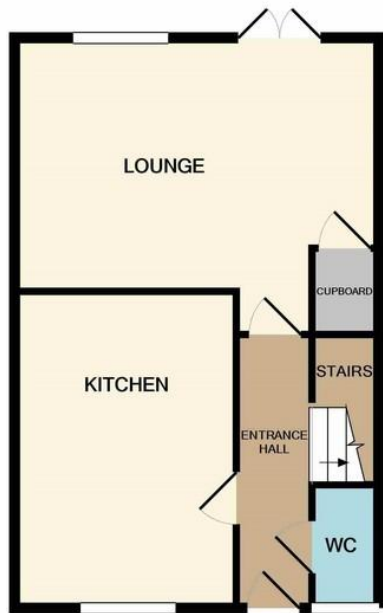
6' 07" x 6' 03" (2.01m x 1.91m)

OUTSIDE

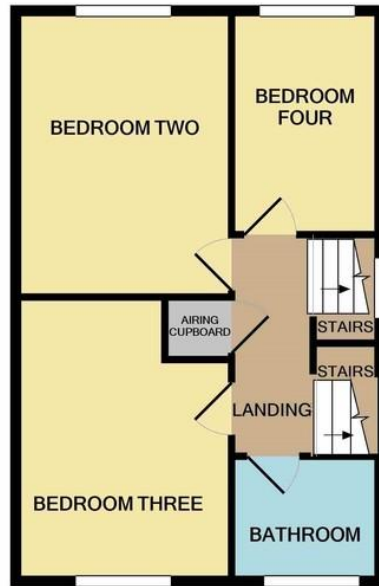
The property is accessed down a shared driveway off Haddonian Road and from there you will find an allocated garage with off road parking in front. there is a hard standing pathway to the front door, a gravelled area and gated access to the rear garden.

The garden enclosed by fencing and mostly laid to lawn with gated access to the front.

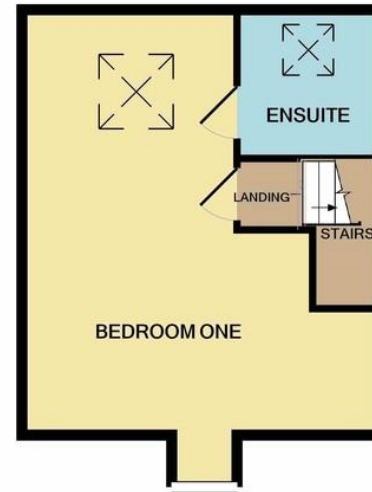




GROUND FLOOR



1ST FLOOR



2ND 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.