



30 NITHSDALE AVENUE MARKET HARBOUROUGH, LE16 9PE



30 NITHSDALE AVENUE

£335,000 Freehold

A charming addition to the market is this vibrant three bedroom property located on the ever-popular road of Nithsdale Avenue just half a mile from the heart of Market Harborough's thriving town centre. This property has been beautifully styled by the current owners and has a cosy yet spacious feel about it. This property really does have everything needed for comfortable family living as there is a rear parking space with direct access into the garden, a handy downstairs cloaks room and an abundance of storage. A big highlight of this property is the original wooden parquet flooring throughout the hallway and living room which adds a fantastic touch of character and warmth to the overall feel of the property. The rear garden is low maintenance and is a perfect space for entertaining of a summers evening!







#### **ENTRANCE HALL**

11' 08" x 3' 02" (3.56m x 0.97m)

#### **LOUNGE**

11' 00" x 10' 09" (3.35m x 3.28m)

#### **DINING ROOM**

12' 11" x 10' 09" (3.94m x 3.28m)

#### **WC**

4' 09" x 3' 04" (1.45m x 1.02m)

#### **KITCHEN/BREAKFAST ROOM**

13' 10" x 8' 00" (4.22m x 2.44m)

#### **UTILITY ROOM/BOOT ROOM**

7' 09" x 6' 10" (2.36m x 2.08m)

#### **BEDROOM ONE**

16' 04" x 11' 00" (4.98m x 3.35m)

#### **BEDROOM TWO**

13' 00" x 10' 04" (3.96m x 3.15m)

#### **BEDROOM THREE**

10' 04" x 8' 01" (3.15m x 2.46m)

#### **BATHROOM**

7' 00" x 5' 01" (2.13m x 1.55m)

#### **OUTSIDE**

The property has an attractive period frontage with decorative tiling providing a pathway to the front door, a pebbled front garden enclosed by a low level bricked wall.

To the rear of the property there is designated off road parking for one vehicle accessed via Stamford Court. From here, there is gated access into the garden. The garden has been cleverly landscaped to provide a patio seating area, a low maintenance artificial lawn, a timber framed shed providing storage, flower beds bordered by timber sleepers and an outside tap. There is also gated access to the front of the property via a passageway for easy bin removal.





#### 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:

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	49   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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)