



10 HAGLEY CLOSE MARKET HARBOURGH, LE16 8EJ



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£415,000 Freehold

Tucked away in the quiet and peaceful Hagley Close you will be delighted to discover this dynamic four bedroom detached property that will tick all of your boxes. This property has versatile living accommodation plus the added benefit of a single garage and spacious south-facing garden. The ground floor has been cleverly opened up to create a bright and open kitchen/living area that flows beautifully onto the family room to the rear of the house complete with sliding doors that flow elegantly out onto the garden. This is a fantastic family space and would also be perfect for summer weekends entertaining family and friends with such a lovely blend of outdoor/indoor living. To the first floor there are three double bedrooms and a single and the master bedroom benefits from a modern and stylish ensuite bathroom. There really is everything needed for comfortable family living with this attractive property.

LOUNGE





16' 11" x 11' 02max" (5.16m x 3.4m)

KITCHEN

10' 09max" x 10' 08" (3.28m x 3.25m)

DINING ROOM

10' 09max" x 8' 09" (3.28m x 2.67m)

FAMILY ROOM

11' 08" x 9' 08" (3.56m x 2.95m)

UTILITY ROOM

6' 08" x 5' 06" (2.03m x 1.68m)

WC

5' 05" x 2' 09" (1.65m x 0.84m)

BEDROOM ONE

14' 08max" x 11' 01" (4.47m x 3.38m)

ENSUITE

9' 00" x 5' 04" (2.74m x 1.63m)

BEDROOM TWO

11' 04max" x 10' 02" (3.45m x 3.1m)

BEDROOM THREE

11' 05" x 9' 05max" (3.48m x 2.87m)

BEDROOM FOUR

7' 04" x 7' 01" (2.24m x 2.16m)

BATHROOM

7' 01" x 6' 09" (2.16m x 2.06m)

OUTSIDE

The property enjoys a lovely front aspect over the quiet cul-de-sac. There is a lawned front garden with slate chipped borders with an array of shrubs, a hard-standing driveway providing off road parking for several vehicles ahead of the single garage and gated side access to the rear of the property.

The rear garden is south-facing and therefore enjoys much of the daily sun. There is a hard-standing patio seating area, raised beds with timber sleepers, a raised lawn with a further raised decking area, a timber framed shed construction and an outdoor tap and light.



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.

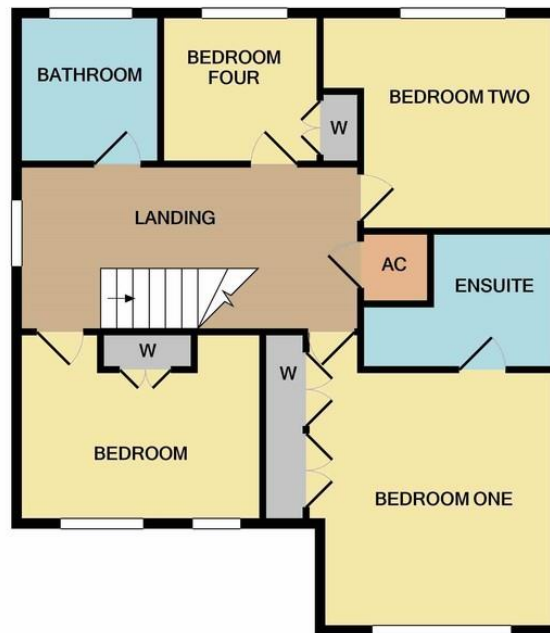
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	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.



GROUND FLOOR



1ST FLOOR

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