



5 BARNARD GARDENS MARKET HARBOROUGH, LE16 9JQ

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£375,000 Freehold

Occupying one of the largest plots on Barnard Gardens you will discover this beautifully presented four bedroom detached family home. The property has been well looked after by the current owner and much improved to include an updated modern kitchen space. There are plenty of reception rooms to spread out over and this property has the desirable addition of a spacious conservatory that captures the best of the South/East facing aspect and is incredibly bright and warm as a result. To the first floor you will find two double bedrooms with fitted wardrobes and two singles, all serviced by a family bathroom. With an extensive plot there is much in the way of outdoor space with a generous driveway that fits up to five vehicles, a single garage found at the rear ahead of the private gated lean-to. The rear garden has several seating areas and features a beautiful mature Magnolia tree.





KITCHEN

15' 03" x 7' 08" (4.65m x 2.34m)

LOUNGE/DINING ROOM

20' 01" x 11' 10" (6.12m x 3.61m)

CONSERVATORY

13' 07" x 11' 05" (4.14m x 3.48m)

STUDY

11' 03" x 7' 08" (3.43m x 2.34m)

WC

7' 07" x 2' 11" (2.31m x 0.89m)

BEDROOM ONE

12' 00" x 11' 05" (3.66m x 3.48m)

BEDROOM TWO

11' 06" x 10' 00" (3.51m x 3.05m)

BEDROOM THREE

8' 04" x 7' 10" (2.54m x 2.39m)

BEDROOM FOUR

8' 00" x 7' 05" (2.44m x 2.26m)

BATHROOM

7' 03" x 5' 04" (2.21m x 1.63m)

GARAGE

14' 11" x 7' 10" (4.55m x 2.39m)

OUTSIDE

The property sits on a very generous plot. To the front, there is a sizeable and mature front garden with an array of plants and trees. The driveway has two access points and can fit up to five vehicles. There is gated access to the lean to at the side of the property.

The rear garden is South/East facing and is mostly laid to lawn with a patio seating area, gated access to the front of the property, a raised decking area, raised beds, a greenhouse and a timber shed, an outside tap and a beautiful mature Magnolia tree in full bloom.



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.

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