

make the move



## 14 Ritchie Park

MARKET HARBOROUGH. LE16 9LP

Guide Price:  
**£325,000**

An opportunity to purchase a three bedroom semi-detached house which has been extensively upgraded by the current owners.

The accommodation provides:  
Entrance hall, sitting room, fully fitted kitchen, three bedrooms and family bathroom.

To the outside the property benefits from a garage and off-road parking.

This property is offered chain free.

- Popular location
- Triple glazed
- Highly specified kitchen
- Vertical radiators
- Three bedrooms
- Off road parking
- Garden
- Garage
- EPC = C

## LOCATION

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, leisure and educational facilities, a number of coffee houses, various banking facilities, restaurants and independent boutiques. Leisure facilities include a theatre, golf course, tennis and squash courts and cricket ground. A leisure centre just on the outskirts provides further facilities including gym and swimming pool.

## ACCOMMODATION

Accessed via a contemporary part glazed composite door with brushed steel hardware.

## ENTRANCE

Stairs off, part glazed Victorian style door through to:

## SITTING ROOM

Window to front elevation, understairs cupboard providing storage, cupboard housing fuse box, vertical radiator, through to:

## FULLY FITTED KITCHEN

Recently installed Wren designer kitchen which includes a good range of white gloss, handleless drawer and base units with marble preparation surface and upstand, stainless steel undercounter sink with mixer tap over, integrated dishwasher, two integrated full height freezers, integrated full height fridge, inset eye-level single oven, four burner gas hob with stainless steel and glass extractor canopy over, space and plumbing for washing machine,

further range of complementary eye-level units, brushed steel sockets, vertical radiator, low voltage halogen lighting to ceiling, hard flooring, sliding double doors to outside, window to rear elevation.

## FIRST FLOOR ACCOMMODATION

### LANDING

Loft access

### FAMILY BATHROOM

Three piece suite comprising panelled bath, low flush w.c., vanity basin with inset sink, obscure glazed window to rear elevation.

### BEDROOM ONE

Window to rear elevation.

### BEDROOM TWO

Door with fanlight over, cupboard providing hanging and storage, window to front elevation.

### BEDROOM THREE

Window to front elevation, built in storage cupboard.

### OUTSIDE

To the front of the property the newly surfaced area provides for off road parking, a side access leads onto the rear garden with patio area, lawn and herbaceous border, courtesy door through to:

### GARAGE

With up and over door.

Particulars prepared June 2023



12 The Square  
Market Harborough  
Leicestershire LE16 7PA  
Email: [sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

**01858 450020** [www.naylorsestateagents.com](http://www.naylorsestateagents.com)