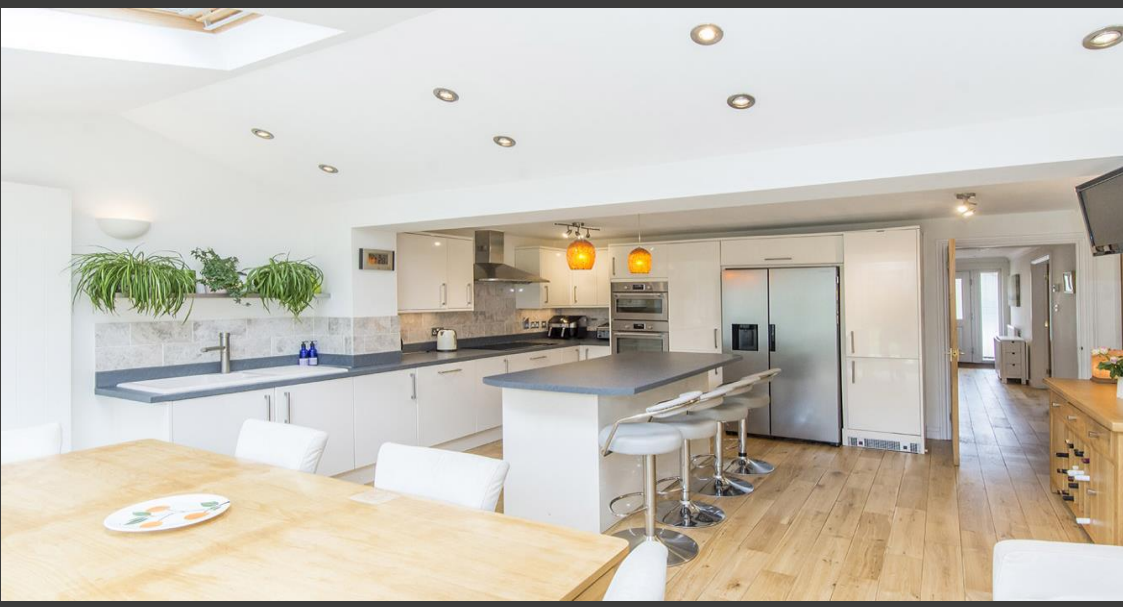




5 COALES GARDENS | MARKET HARBOUROUGH.



5 COALES GARDENS, MARKET HARBOROUGH, LEICESTERSHIRE. LE16 7NY

An opportunity to purchase a fine five bedroom detached house, extended and improved by the current vendors to provide generous and flexible accommodation, well appointed bathrooms, in this popular location within the sought after town of Market Harborough.

ACCOMMODATION

Accessed via a porch and part glazed front door with brass hardware and courtesy lighting.

ENTRANCE HALL

Solid oak flooring which extends throughout the ground floor. A full height cupboard provides ample space for hanging of coats along with a shelf above. Dimmable down-lighting and radiator. Principal accommodation off, stairs to first floor accommodation.

WETROOM

Well appointed. Fully tiled, half pedestal wash hand basin, low flush back to wall w.c., double shower enclosure with fixed glazed screen, fixed head rainwater shower head and hand shower, There is a wall mounted heated towel rail, underfloor heating with timer, dimmable down-lighting, mirror with light and 2-pin plus obscure glazed window to side elevation and fitted full height bathroom cabinet.

FULLY FITTED LIVING KITCHEN

Wide range of base units with a preparation surface, a one and a half bowl inset ceramic sink, a large induction hob with stainless steel extraction canopy over, integrated dishwasher, inset eye level stainless-steel ovens one being a microwave combination oven. Stainless steel American-style fridge freezer with iced water and ice-making facilities, full height pull-out larder unit, further full height storage unit with inset heater to base, good range of complementary eye level units with concealed lighting along with lighting to the kick board, central island unit with preparation surface over provides additional breakfast dining space with dimmable pendant lights, low voltage dimmable LED spots to ceiling.

FAMILY ROOM / DINING AREA

Bi-fold doors with glazed side returns opening out onto the south-westerly facing garden and patio; oak flooring. Two Velux windows to ceiling with solar-operated blinds, dimmable wall up-lighting, low voltage dimmable spots to ceiling.

UTILITY ROOM

Base units with preparation surface over, sink and drainer, complementary eye level units, space and plumbing for washing machine and vented dryer. Drying space, boots storage rack and radiator. solid oak floor, part glazed door to side, outdoor tap and bins storage.

DINING ROOM

Window to front elevation, wall lighting, solid oak floor, stone feature fireplace with a living-flame gas fire, glazed double doors through to entrance hall.

SITTING ROOM

Bi-fold doors to rear elevation, opening out on to south facing garden, stone feature fireplace with hearth housing electric flame effect fire, oak flooring,. Glazed wooden French doors give access to:

STAIRS TO:

FIRST FLOOR ACCOMMODATION

LANDING

Airing cupboard housing a water cylinder and electric water heater with timer to benefit from the solar-energy.

MASTER BEDROOM SUITE

Window to front elevation, wide range of full height wardrobes providing ample hanging space and drawers, door through to:

EN-SUITE SHOWER ROOM

Fully tiled walls, pedestal wash hand basin, low flush, push button w.c., shower enclosure with glazed door, Mira power-shower, wall mounted chrome fittings, oak flooring, wall light with 2-pin plug, wall-mounted heated towel rail, obscure glazed window to side elevation, LED dimmable down-lighting.

BEDROOM TWO

Window to rear elevation with views across the garden, range of full height fitted wardrobes with oak doors providing ample hanging and shelf storage, through to:

EN-SUITE SHOWER ROOM

Fully tiled, two drawer vanity unit with oversized sink, low flush, push button w.c., shower enclosure with glazed door, Mira power-shower and wall mounted chrome fittings, wall-mounted heated towel rail, oak flooring, wall light with 2-pin plug, LED dimmable down-lighting.

BEDROOM THREE

Window to front elevation.

BEDROOM FOUR

Window to rear elevation.

BEDROOM FIVE

Window to front elevation with views across the garden.



FAMILY BATHROOM

Well-appointed, fully tiled three piece suite comprising deep Japanese spa bath changeable integrated lighting and hand-held shower attachment, pedestal wash hand basin with generous size square basin, low flush, push button w.c., wall mounted heated towel rail, wall mounted light with 2-pin plug, oak flooring and oak ceiling, obscure glazed window to rear elevation.

OUTSIDE

To the front of the property a block paved drive provides ample space for off road parking for several cars, flanked by easily maintained mature trees, gravel and specimen planting.

EPC B

GARDEN

To the rear of the property is a circular lawn with generous patio and lighting for outdoor entertainment and al-fresco dining. The garden is landscaped, private and well established with generously stocked herbaceous borders to include trees, flowering shrubs and specimen planting. There are several areas to enjoy this southerly aspect which benefits from 2 outdoor sockets and uplighting to planting.

GARAGE

Of reduced depth it has an up and over door, power and lighting providing ample storage.

OTHER INFORMATION

The property benefits from 16 solar panels and an electric car-charging point adjacent to the front drive.

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Make the move

