



8 OLD SCHOOL MEWS | MARKET HARBOROUGH



8 OLD SCHOOL MEWS, MARKET HARBOROUGH, LEICESTERSHIRE. LE16 9PZ

A delightful mid terrace property close to the centre of Market Harborough. The property was constructed in 2004 by local builders Darian Homes. And has been updated by the current owners.

LOCATION

Market Harborough is a thriving south Leicestershire market town with an extensive range of shops, leisure and educational facilities including, numerous supermarkets. Several coffee houses, various banking facilities, restaurants and independent boutiques. Doctors, St,Lukes and Leisure facilities including 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.

There is easy access to a comprehensive commuting network including the A6, A14, A1/M1 Link road, access to the M1, M69 and M6 motorways and mainline railway station providing a good service to London St Pancras International in little over one hour.

ACCOMMODATION

Accessed via a part glazed door leading through to:

ENTRANCE HALL

All principal accommodation off, stairs to first floor accommodation, under stairs cupboard providing storage, hard flooring.

CLOAKROOM

Low flush w.c., wash hand basin, obscure glazed window to front elevation.

SITTING ROOM

Hard flooring, window to rear elevation, glazed door opening out onto the garden with complimentary glazed panels to either side., wall lighting.

FULLY FITTED KITCHEN

Range of Shaker style base and drawer units with brushed steel handles. preparation surface over, one and a half bowl stainless steel sink with drainer and mixer tap over, tiled splash back, inset single electric oven, with four burner gas hob over and stainless steel extractor canopy above, space for white goods, range of complimentary eye level units, spot lighting to ceiling, ceramic tiled floor, window to front elevation.

STAIRS TO

FIRST FLOOR ACCOMMODATION

LANDING

Full height cupboard providing storage, loft access.

BEDROOM ONE

Window to front elevation with cupboard providing storage.

BEDROOM TWO

Window to rear elevation with views across the rear garden.

BATHROOM

Three piece suite comprising panelled bath with tiled surround and wall mounted shower fittings, pedestal wash hand basin with tiled splash guard, low flush w.c., obscure glazed window to rear elevation, hard flooring.



OUTSIDE

To the front of the property, the boundary is depicted by wrought iron railings whilst the remainder is hard landscaped providing parking for one vehicle.

To the rear of the property the south facing garden is hard landscaped with a patio area ideal for outdoor entertaining or al fresco dining. The boundary is depicted by a close boarded timber fence with pedestrian access to the rear.

VIEWING INFORMATION

All viewings are to be conducted via Naylor's, the selling agents on a strictly by appointment basis.

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