



140 STEEPLECHASE WAY | MARKET HARBOROUGH





# 140 STEEPLECHASE WAY. MARKET HARBOROUGH. LE16 7PY

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## LOCATION

Market Harborough provides a wide range of amenities to include schooling, medical facilities, leisure, hotels, theatre, restaurants and public houses and a variety of retailers to include specialist shopping. the town benefits from excellent commuter links with easy access to the m1, M69 and A14 whilst a mainline railway service to London St. Pancras international which can be reached in little over an hour.

## ACCOMMODATION

Accessed via part glazed Victoria style composite door with brushed steel hardware and courtesy lighting.

## ENTRANCE HALL

Full height cupboard providing ample storage. Moduleo flooring, door through to:

## OPEN PLAN LIVING KITCHEN

## FULLY FITTED KITCHEN

Range of contemporary base and drawer units with preparation surface over and complimentary upstand, inset single sink and drainer with mixer tap over, four burner gas hob with stainless steel splash back and concealed extraction over, full height unit incorporating newly installed single stainless steel oven with integrated microwave over, further range of eye-level units, integrated fridge and freezer, integrated washing machine, windows to side and front elevation with open views, Moduleo flooring, understairs storage, door through to:

## LIVING AREA

Glazed sliding doors leading to side elevation, stairs to first floor accommodation, opening through to open plan kitchen.

## CLOAKROOM

Partially tiled, back to wall low flush w.c., half pedestal wash hand basin, Moduleo flooring, obscure glazed window to side elevation.

## STAIRS TO:

## FIRST FLOOR ACCOMMODATION

## LANDING

Loft hatch, storage cupboard housing hot water tank.

## BEDROOM ONE

Windows to side and front elevation with views across open space, range of contemporary full height fitted wardrobes providing ample storage, fitted air conditioning unit.

## EN-SUITE SHOWER ROOM

Fully tiled shower enclosure with wall mounted fittings and glazed screen, half pedestal wash hand basin, back to wall push button w.c., wall mounted heated radiator, Moduleo flooring obscure glazed window to side elevation.

## BEDROOM TWO

Window to front elevation, range of contemporary full height fitted wardrobes providing ample storage, windows to side and front elevation.





## OUTSIDE

To the front of the property there are black railings depicting the boundary, a covered carport with an electric charging point, ample off-road parking and timber courtesy gate through to:

## GARDEN

To the rear of the property the boundary is depicted by a combination of close boarded timber fencing and a curved brick wall. The garden is mainly laid to lawn for ease of maintenance. whilst a spacious patio provides for all outdoor entertaining and al-fresco dining.

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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**Make the move**

