



2 BINDLEY COURT | MARKET HARBOROUGH



2 BINDLEY COURT, MARKET HARBOROUGH. LEICESTERSHIRE. LE16 9EZ

A rare opportunity to purchase a highly specified, three bedroom contemporary Mews property situated in the very heart of Market Harborough. The property sits within an electronic gated courtyard and offers a high degree of privacy and security. 2 Bindley Court is one of only five properties within this development.

LOCATION

Market Harborough boasts a range of first-class shops, coffee houses and restaurants as well as recreational, leisure facilities, medical and schooling. A wider range of shopping facilities are available in the nearby city of Leicester.

Market Harborough provides easy access for the A6 with its links to Leicester and Kettering as well as access to Northampton.

The A14 is within reasonable travelling distance providing east/west travel and the M1 is also close by providing north/south travel. The main line railway from Market Harborough gives access to London St. Pancras International in approximately one hour.

ACCOMMODATION

Accessed via a composite door with glazed panel and brushed steel hardware with contemporary courtesy lighting.

ENTRANCE HALL

Solid marble floor, with open tread oak staircase and glazed balustrade panels.

LIVING AREA

Window to front elevation with views across the courtyard, glazed brick panel into hallway, oak floor, led spot lighting to ceiling, steps down to:

DINING AREA

Polished limestone flooring, recessed lighting system.

FIRST FLOOR ACCOMMODATION

LANDING

Oak flooring, glass balustrade, picture window with views across the courtyard, Halogen lighting. Full height cupboard providing useful storage.

BEDROOM TWO

Currently used as a sitting room, picture window overlooking the courtyard, oak flooring, recess on wall for flush mounting a t v, low voltage led lighting.

BATHROOM

Fully marble tiled walk-in double shower with fixed glazed screen with wall mounted fittings with ceiling mounted rainwater shower head and wall mounted attachment, back to wall push skirting, obscure glazed window to rear elevation, led lighting.

BEDROOM THREE

Window to rear elevation, oak flooring, led spot lighting.

STAIRS TO:

MASTER BEDROOM SUITE

Oak flooring, full height cupboard providing storage, oak flooring, led spot lighting, glazed sliding door opening out onto the private balcony.

DRESSING AREA

Oak flooring, fitting rails providing ample hanging, oak flooring, Velux window, full height cupboard housing gas boiler.

EN-SUITE BATHROOM

Bath with marble tiling to surround and dado height, marble floor, low flush push button w.c., two drawer vanity unit with basin, fully tiled walk-in shower enclosure with fixed glazed screen, rain water fixed shower head, hand held spray attachment, illuminated cutout, heated towel rail, Velux window, led lighting.



OUTSIDE

The property is accessed via electric gates with one allocated parking space, there is a building that has refuse bin storage.

This property is offered chain free.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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