



4 CANALSIDE | MARKET HARBOROUGH



4 CANALSIDE, UNION WHARF, MARKET HARBOROUGH. LE16 7UY

A rare opportunity to purchase a three-bedroom leasehold property in this prime award-winning location with views across the Grand Union canal basin. The property has been upgraded and presented to exacting standards by the current owners and boasts a garage along with two parking spaces.

ACCOMMODATION

Accessed via a solid timber door with brushed steel hardware and courtesy lighting.

ENTRANCE HALL

Full height double cupboard providing ample storage, courtesy door through to the garage, painted panelling to dado height, understairs utility area with integrated washing machine, low voltage spot lighting to ceiling, obscure glazed window to rear elevation.

SHOWER ROOM

Fully tiled shower enclosure with glazed screen, fixed rainwater shower head and hand held shower head, back to wall, push button low flush w.c., wall hung wash hand basin with tiled surround, wall mounted heated towel radiator, low voltage spot lighting to ceiling.

BEDROOM THREE

Feature timber panelling to rear wall, obscure glazed window to rear elevation, range of built in double wardrobes providing ample hanging and storage, low voltage spot lighting to ceiling.

STAIRS TO

FIRST FLOOR ACCOMMODATION

KITCHEN AREA

Good range of Shaker style base and drawer units with preparation surface over, inset electric hob with concealed extractor over and single electric oven below, inset one and a half bowl stainless steel sink with drainer, mixer tap over, integrated appliances to include dishwasher and fridge freezer, full height bookcase, obscure glazed window to rear elevation, low voltage spot lighting to ceiling.

LIVING AREA

Glazed double doors opening onto raised deck area with sensational views across the water, low voltage spot lighting to ceiling, speaker system inset into ceiling, door through to entrance.

ENTRANCE HALL

Double full height cupboard providing storage, door to outside.

STAIRS TO

SECOND FLOOR

BEDROOM ONE

Window to front elevation, full length floor to ceiling fitted storage to include drawers and hanging, low voltage spot lighting to ceiling.

SHOWER ROOM

Back to wall w.c., wall hung wash hand basin with mixer taps over, ample built in storage, vertical mounted radiator, fully tiled shower enclosure with fixed rainwater shower head and hand held shower head, low voltage spot lighting to ceiling, Velux window.

BEDROOM THREE

Window to front elevation, low voltage spot lighting to ceiling.

BATHROOM

Vanity unit with wash hand basin and additional storage beneath, contemporary mixer tap and feature painted panelling to the rear providing concealed storage. Back to wall w.c., space to reinstate a bath, Velux window, low voltage spot lighting to ceiling.



OUTSIDE

To the front of the property a spacious south facing deck provides low maintenance living and offers the ideal spot for al-fresco dining and outdoor entertaining, the area is enclosed via wrought iron railings and a gate providing access to an external staircase. To the ground floor there is hard landscaped area providing one parking space and access to:

GARAGE

Electronic door, power and light along with built in storage space and work bench. There is also a designated parking space in the below ground residents' carpark.

FURTHER INFORMATION

This property is offered with a 130-year lease and an annual service charge (as per online listing).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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