

73 Middlebrook Green, Market Harborough, LE16



£375,000

An excellent combination of spacious downstairs living and three generous bedrooms over the two upper floors! This beautifully presented semi-detached home is a true rarity being superbly located a short walk from Market Harborough train station, schools and amenities, with a delightful open outlook across a large communal green. This great layout caters for all types of potential purchasers having exceptional open plan living areas, separate reception spaces and three well balanced double bedrooms with the principal bedroom offering a dressing area and en-suite! The accommodation briefly comprises: Entrance hall, lounge area, dining room, kitchen, utility room, WC, two bedrooms and bathroom to the first floor and a principal bedroom, dressing area and en-suite to the second floor. Outside is a driveway, store (shortened garage) and landscaped rear garden. Viewing is highly recommended to truly appreciate the wonderful location and great space this home has to offer! NO CHAIN!

Service without compromise

Entrance Hall 12'9 x 3'8 (3.89m x 1.12m)

Accessed via a composite double glazed front door. Doors off to: Lounge, utility and WC. Stairs rising to: First floor. Engineered oak wooden flooring. Radiator.

Lounge Area 22'9 (max) x 13'5 (6.93m (max) x 4.09m)



Having UPVC double glazed 'French' doors and windows to rear aspect. 2 x double glazed 'Velux' windows to rear aspect. Engineered oak wooden flooring. LED spotlights. TV and telephone points. Radiator. Opening through to: Dining Area.

Dining Area 12'11 x 8'4 (3.94m x 2.54m)



UPVC double glazed 'French' doors out to: Rear garden. Engineered oak wooden flooring. LED spotlights. Radiator.

Kitchen Area 10'0 x 6'1 (3.05m x 1.85m)



The Kitchen is located directly off the lounge area having been recently fitted with contemporary base units, luxury

laminated worktop, pull out pantry unit, built-in appliances and handy breakfast bar with wooden worktop. There is a 1 1/2 bowl stainless steel sink with drainer, an integrated dishwasher, high level double oven, four ring induction hob with an extractor over. Space for a freestanding fridge/freezer. Engineered oak wooden flooring. LED spotlights.

Utility Room 6'3 x 6'1 (1.91m x 1.85m)



Having a selection of fitted base and wall units with a laminated worktop over and a 1 1/2 bowl stainless steel sink with drainer. UPVC double glazed window to front aspect. Tiled flooring. Space and plumbing for a freestanding washing machine with a further under counter space for an additional freestanding electrical appliance. LED spotlights. Radiator. Boiler.

WC



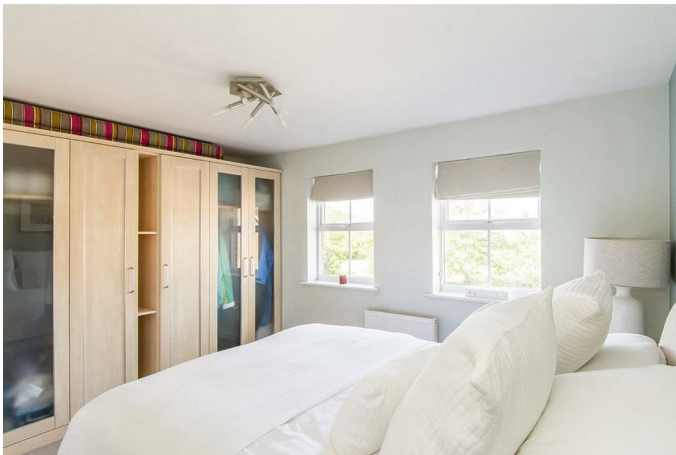
Comprising: Low level WC and wash hand basin fitted within a vanity unit. UPVC double glazed window to front aspect. Tiled flooring. Radiator.

First Floor Landing



Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor. Radiator.

Bedroom Two 13'5 x 11'11 (4.09m x 3.63m)



Two UPVC double glazed windows to front aspect. Fitted wardrobes and drawer units. Radiator.

Bedroom Three 13'3 x 11'6 (4.04m x 3.51m)



UPVC double glazed window to rear aspect. Telephone point. Radiator.

Family Bathroom

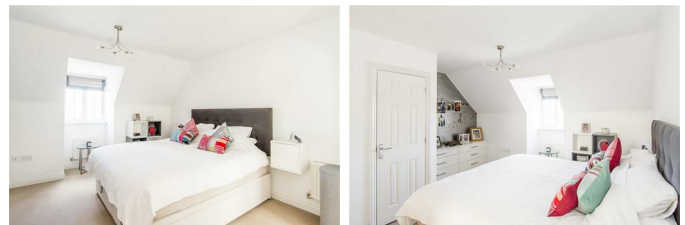


Comprising: Panelled bath with shower mixer tap over, low level WC and wash hand basin within fitted vanity unit. Feature wall and floor tiling. UPVC double glazed window to side aspect. LED spotlights. Radiator.

Second Floor Landing

Door to: Principal bedroom.

Principal Bedroom 15'2 x 13'5 (4.62m x 4.09m)



UPVC double glazed dormer window to front aspect. Built-in cupboard housing hot water cylinder and fitted drawer units. Two radiators. Opening through to: Dressing area.

Dressing Area 10'2 x 7'0 (3.10m x 2.13m)



'Velux' window to rear aspect. Radiator. Door to: En-Suite.

En-Suite Shower Room



Comprising: Shower enclosure, low level WC and wash hand basin fitted within vanity unit. Feature wall and floor tiling. 'Velux' window to rear aspect. Radiator.

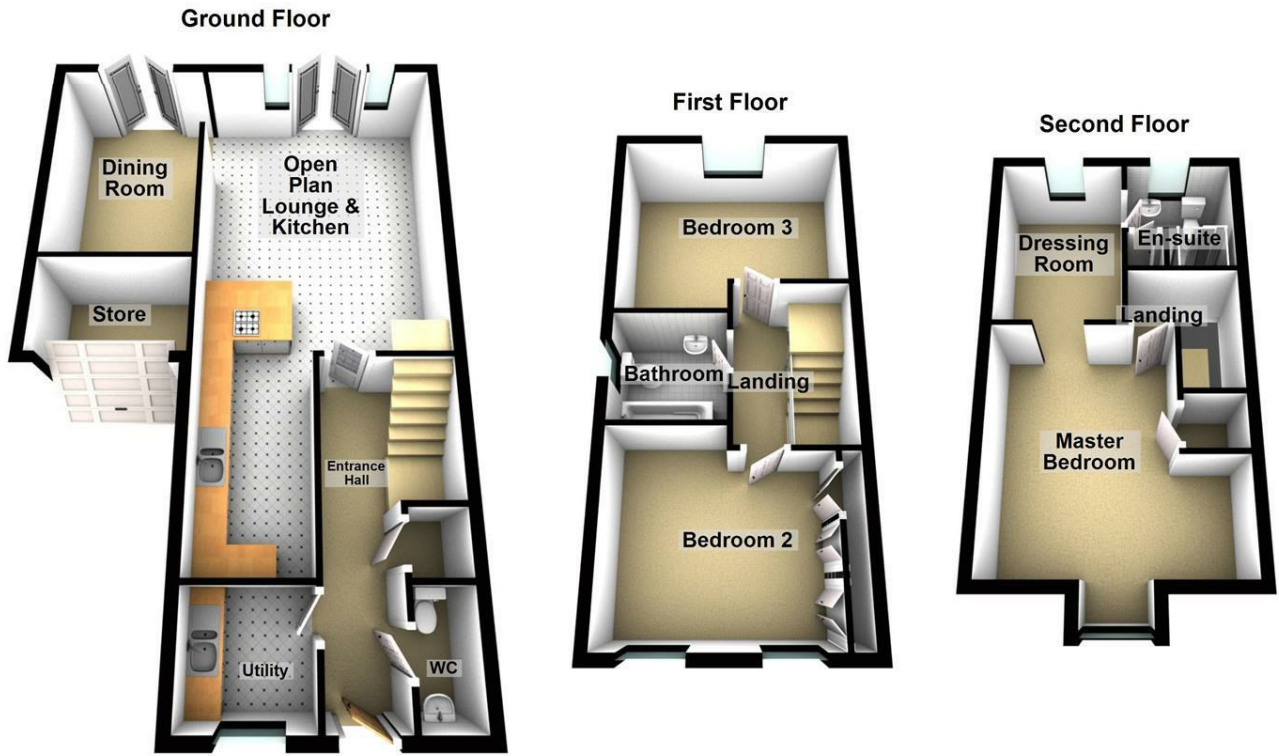
Outside, Parking & Store



To the front of the property is an attractive stone garden area with pathway leading to front door. There is a

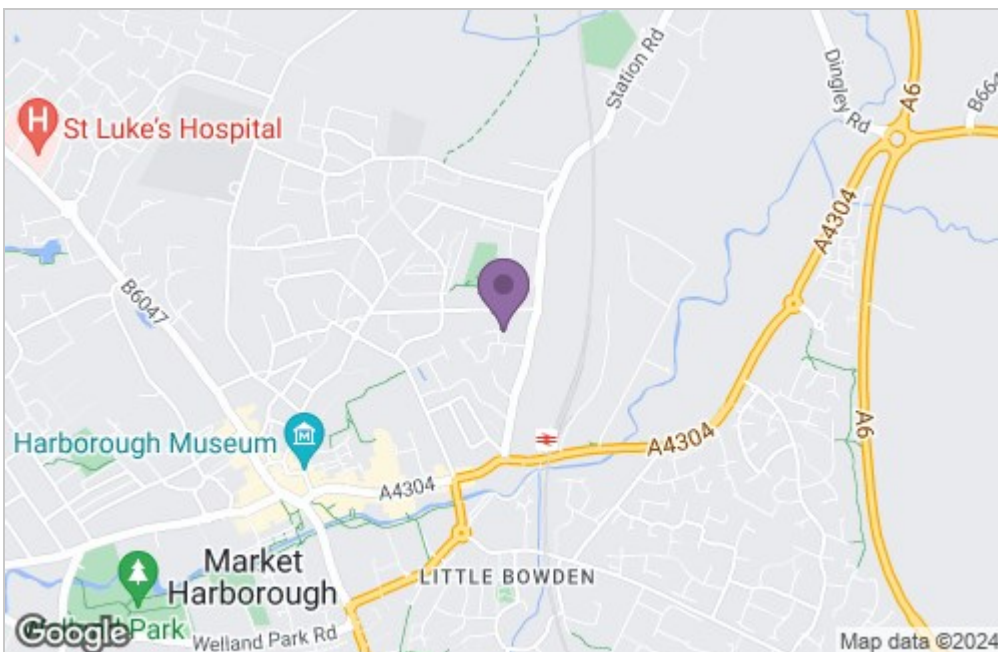
driveway providing off road parking and access to the store with up and over door, power and light. The rear garden is beautifully landscaped and low maintenance with paved patio seating areas, steps up to lawn area surrounded by gravel borders and a selection of established planting. The garden is extremely private and fully enclosed by lapped wooden fencing.

Floor Plan

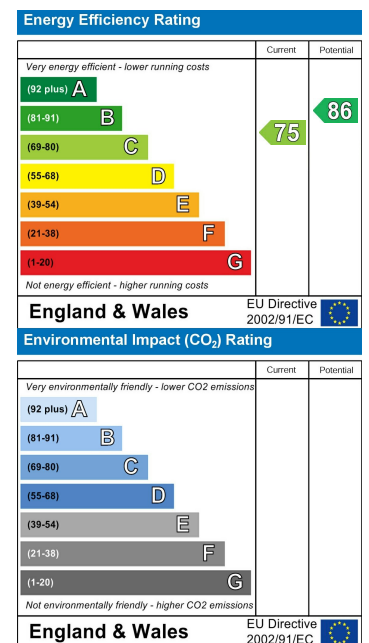


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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