

4 Harcourt Street, Market Harborough, LE16 9AG



£325,000

A beautifully presented and much improved family home well located in an established residential area opposite wooded parkland. The double glazed and gas centrally heated accommodation comprises: Porch, boot room, fully fitted modern kitchen/breakfast room, lounge, landing, four bedrooms and bathroom. There is also a good sized garden and off road parking. Additionally, the property is close to the railway station and close to main transport links. The property is also in close proximity to Market Harborough town centre.

Service without compromise

Entrance Hall

Accessed via composite front door with double glazed fanlight window. Stairs rising to the first floor. Door to:-

Boot Room 13'7" x 6'2" (4.14m x 1.88m)



Double glazed window to the front elevation. Radiator. Double doors to a utility cupboard housing a new gas fired combination central heating boiler and plumbing for an automatic washing machine. Doorway to:-

Kitchen/Diner 17'9" x 13'7" (5.41m x 4.14m)



Modern fitted kitchen with a range of base and wall units to include pull out larder units. Laminated work surfaces and complementary splash backs. Fitted 'Neff' appliances to include: Double oven, four ring induction hob, fridge, freezer and automatic dishwasher. Large island with further base units and breakfast bar. Stainless steel one and a half sink and drainer. Vertical radiator. Fitted shelving. Double glazed window to the rear aspect. Double glazed patio doors opening out to the rear

garden. Spacious walk in under stairs storage cupboard with potential for conversion to downstairs WC. Opening through to:-

(Kitchen Photo Two)



(Kitchen Area Photo)



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(Dining Area Photo)



Lounge 15'9" x 7'9" (4.80m x 2.36m)



Double glazed window overlooking the park to the front. Wood laminate flooring. Radiator. Television point.

(Lounge Photo Two)



Landing

Access to loft space and doors to rooms.

Bedroom One 15'11" x 7'10" (4.85m x 2.39m)



Double glazed window with views over the park to the front aspect. Radiator.

(Bedroom One Photo Two)



Service without compromise

Bedroom Two 11'3" x 8'8" (3.43m x 2.64m)



Double glazed window to the rear elevation. Radiator.
(Bedroom Two Photo Two)



Bedroom Three 8'7" x 8'2" (2.62m x 2.49m)



Double glazed window to the rear aspect. Radiator.

Bedroom Four 10'0" max x 9'4" max (3.05m max x 2.84m max)



Double glazed window to the front aspect. Radiator.

Bathroom



Panelled bath with mains 'Rain' shower fitment over. Wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Two opaque double glazed windows.



(Bathroom Photo Two)



(Rear Aspect Photo)



Front Garden

To the front of the property is a lawned area. There is a paved path to the front door and tarmacked parking for one car. Gated side pedestrian access leads to the rear garden.

Rear Garden

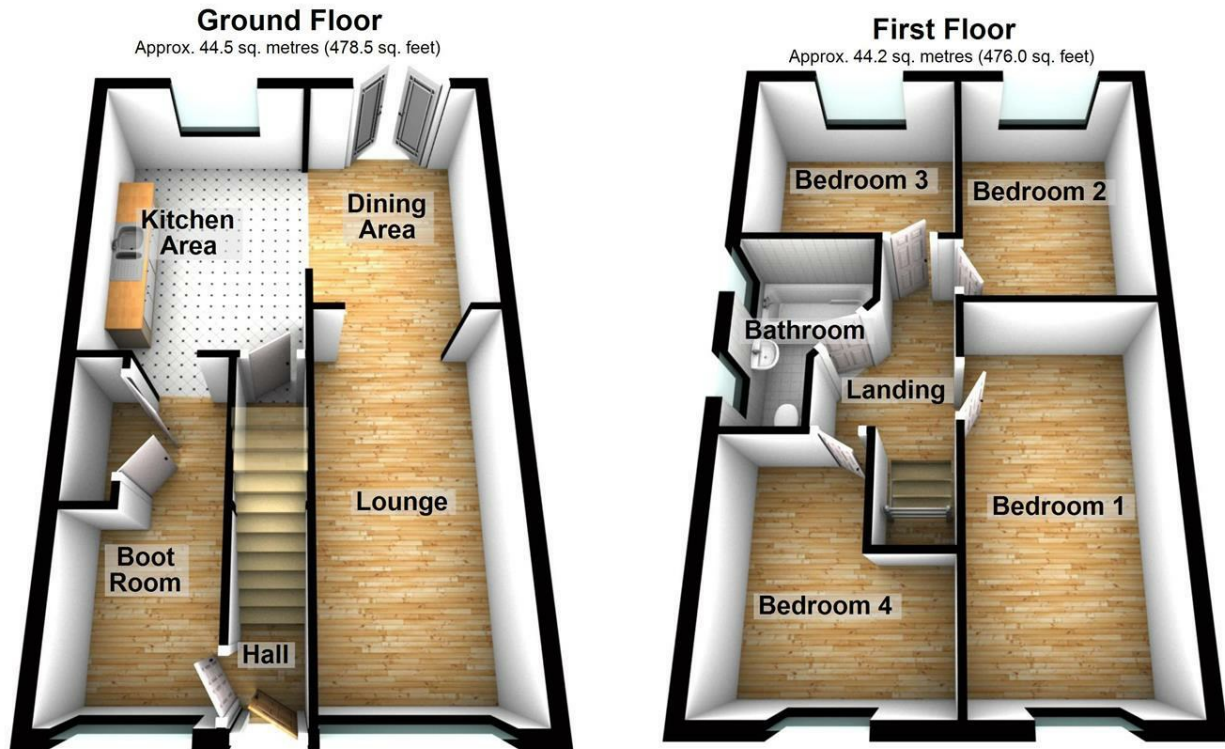


To the rear of the house is a decked patio area and good sized lawn. There is a timber garden store, and the rear garden is enclosed by timber lap fencing.

(View to Front)



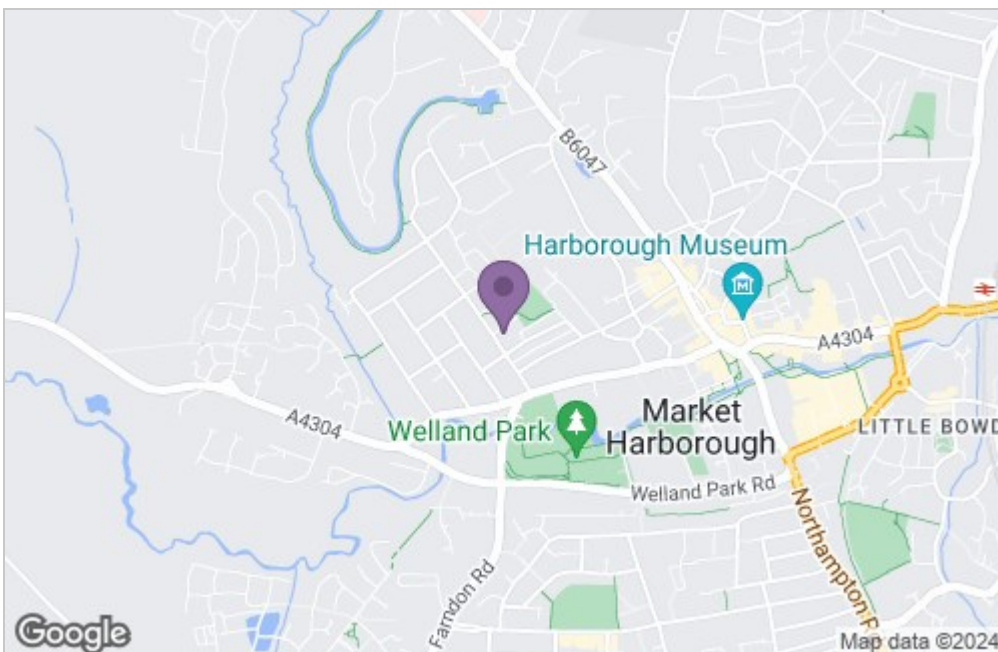
Floor Plan



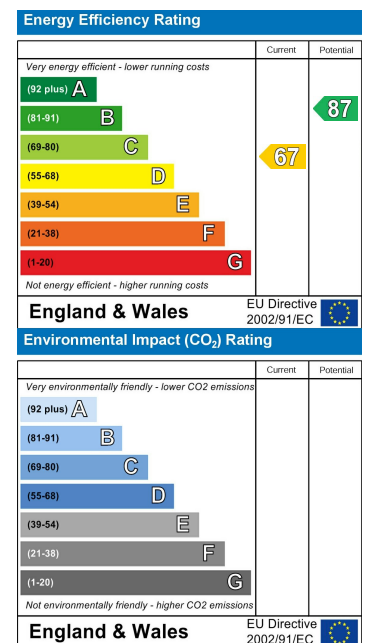
Total area: approx. 88.7 sq. metres (954.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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