

74 Kettering Road, Market Harborough, LE16 8AW



£525,000

Deceptively spacious, beautifully presented and an extremely versatile three/four bedroom period home! This detached property has been recently re-decorated and improved throughout, occupying a large plot within walking distance of Market Harborough town centre, abundance of amenities, schools and station with mainline links into London St Pancras. There are multiple reception rooms, a generous principal bedroom with en-suite and a substantial rear garden! The property lends itself as a great downsize or has the potential for further extension (STPP) creating a superb and substantial family home! The accommodation briefly comprises: Entrance hall, lounge, dining room, a further reception room, breakfast kitchen, utility, WC, principal bedroom with en-suite, two further bedrooms and bathroom with a separate WC. Outside the property benefits from good frontage providing off road parking, garage/store and a large South facing mature rear garden. Viewing is highly recommended!

Service without compromise

Entrance Hall



Accessed via front door with leaded glazing. Doors to: Lounge, dining room and WC. Stairs rising to first floor. Original tiled flooring. Built-in storage under stairs. Telephone point. Radiator.

Downstairs WC



UPVC double-glazed window to side aspect. 'Karndean' flooring. Low-level WC. Compact wash hand basin with complementary tiled splash-back. Radiator.

Lounge 15'0" x 11'10" (4.57 x 3.61)



UPVC double-glazed French doors to rear garden. Newly installed 'Log burner' with slate hearth and wooden mantle. Radiator.

Dining Room 11'10" x 11'7" (3.61 x 3.53)



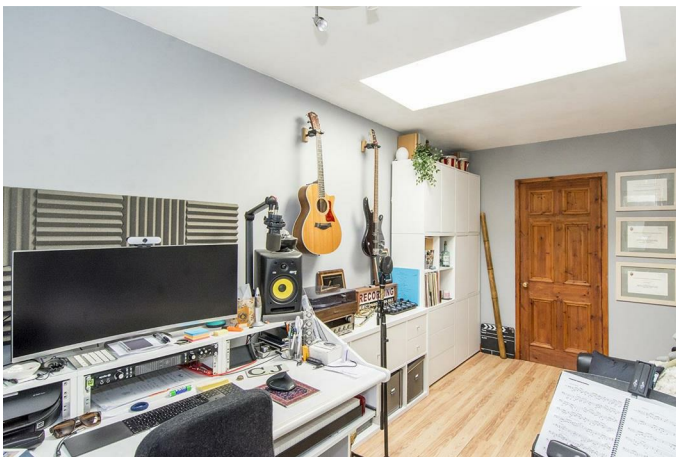
UPVC double-glazed bay window with fitted wooden shutters to front aspect. Log burner with period wooden surround and slate hearth. Exposed wooden floorboards. Radiator. Door through to: further reception room/guest bedroom.

Breakfast Kitchen 18'2" x 8'11" (5.54 x 2.72)



Having a selection of painted base and wall mounted units with a black roll edge laminate worktop and a one and a half composite sink and drainer. There is a free-standing 'Rangemaster' gas cooker with extractor hood over, space for free-standing fridge-freezer and an integrated dishwasher. UPVC double-glazed French doors lead out to the rear garden. UPVC double-glazed window to side aspect. Tiled flooring and splash back. Radiator.

Third Reception Room/Guest Bedroom 15'1" x 7'6" (4.60 x 2.29)



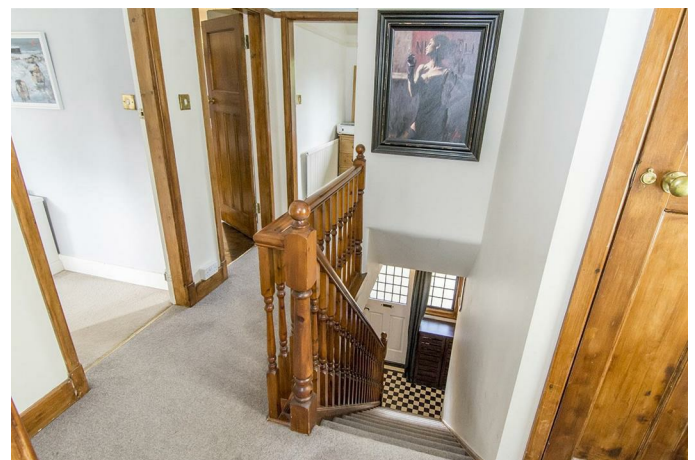
This superb third reception room is extremely flexible and could be used for a multitude of purposes. Currently being used as a home office by the current vendor this room could also be used as a guest bedroom, snug, or playroom! There is a UPVC double-glazed door to rear garden. UPVC double-glazed window to rear aspect.

Skylight. Laminate flooring. Radiator. Door to Utility Room.

Utility Room 6'8" x 3'6" (2.03 x 1.07)

The utility room could be converted into a downstairs shower room servicing the third reception/guest bedroom! Currently there is space and plumbing for a freestanding washing machine with space for additional appliances or storage.

Landing



UPVC double-glazed window to side aspect. Doors off to: Bedrooms, bathroom and WC.

Principal Bedroom 11'10" x 13'1" (3.61 x 3.99)



UPVC double-glazed bay window with fitted wooden shutters to front aspect. Exposed wooden floorboards. Television point. Radiator. Door to En-Suite.

En-Suite 10'9" x 7'7" (3.28 x 2.31)



The spacious en-suite comprises: A large double shower cubicle with 'aqua boarding' and electric power shower. Low-level WC. Wash hand basin with vanity unit below. 'Amtico' flooring. UPVC double-glazed window to front aspect. Radiator.

Bedroom Two 11'10" x 12'0" (3.61 x 3.66)



UPVC double-glazed window to rear. Built-in wardrobes. Built-in vanity unit and drawers. Television point. Radiator.

Bedroom Three 9'4" x 6'8" (2.84 x 2.03)



UPVC double-glazed window to front aspect. Built-in storage. Radiator.

Main Bathroom 8'10" x 5'10" (2.69 x 1.78)



Comprising: Roll top bath. Separate corner shower. Wash hand basin over a fitted vanity unit. Feature floor and wall tiling. UPVC double-glazed window to rear aspect. Built-in cupboard. Radiator.

Separate WC



Comprising: Low-level WC. UPVC double-glazed window to side aspect.



Outside

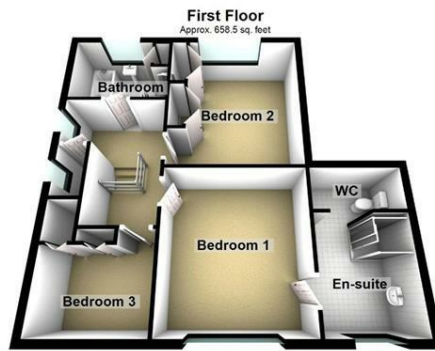
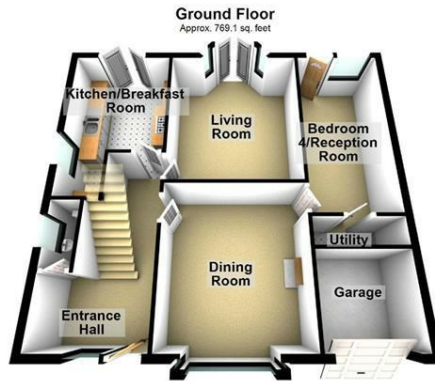


To the front of the property is a large gravelled driveway providing ample parking for multiple vehicles. Wooden fence to front. Side pedestrian gated access to rear. The rear garden is of an exceptionally good size. Patio area accessed via living room and kitchen/breakfast room. Mainly laid to lawn, private and enclosed. Borders, mature plants and hedging.

(Rear Aspect Photo)



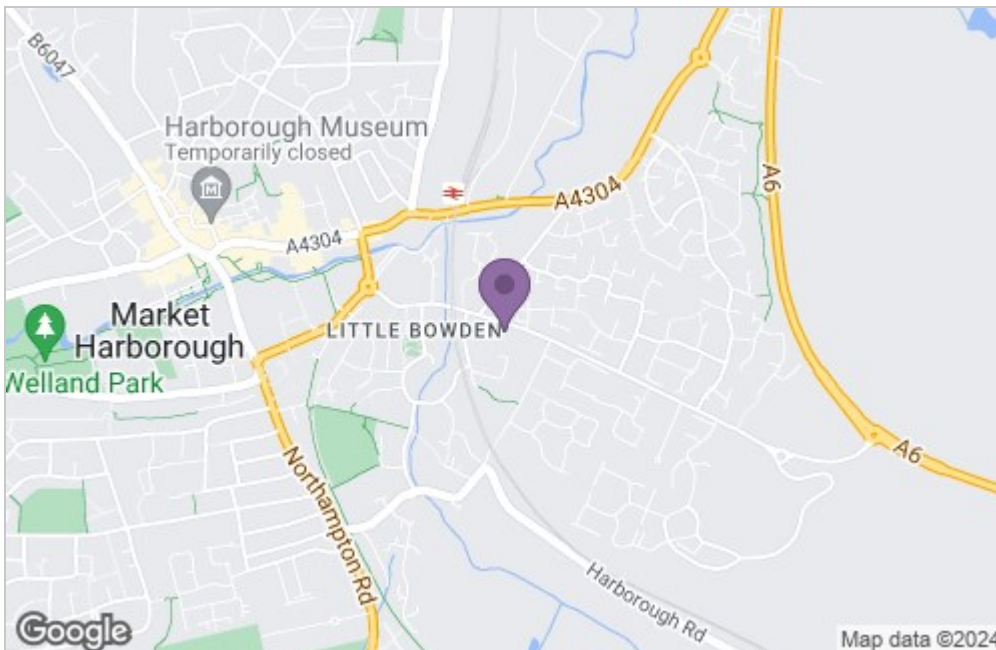
Floor Plan



Total area: approx. 1427.6 sq. feet

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Area Map



Energy Efficiency Graph

