

7 Spinney Close, Market Harborough, LE16 9DY



£590,000

A highly regarded residential area, room for all the family and enviable outside space! This immaculately presented five/six bedroom detached family home is pleasantly positioned within a peaceful cul-de-sac location within walking distance of Market Harborough town centre, superb schools and station with mainline links to London St Pancras. This spacious home of approx. 2000 sq ft offers multiple reception rooms, flexibility and versatility with great proportions throughout and a beautifully landscaped rear garden with leafy outlook and lower woodland garden taking full advantage of the larger than average plot! The accommodation briefly comprises: Entrance hall, lounge, further reception room, dining room, kitchen/diner, WC, principal bedroom with en-suite, four/five further bedrooms and family bathroom. Outside there is a low maintenance front garden, driveway, double garage and a stunning extremely private rear garden. Viewing comes highly recommended to truly appreciate the superb location, ample living space and large plot!

Service without compromise

Entrance Hall



Accessed via a UPVC double glazed front door with double glazed side panel. Doors off to: Lounge, kitchen, dining room and WC. Stairs rising to: First floor. Wooden laminate flooring. Storage cupboard. Telephone point. Radiator.

Lounge 17'3 x 11'10 (5.26m x 3.61m)



Large UPVC double glazed sliding doors and picture windows to rear aspect overlooking rear garden. Feature electric fireplace. Contemporary vertical radiator. Doors through to: Further reception room.

Second Reception Room 13'0 x 11'10 (3.96m x 3.61m)



UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to side aspect. Wooden laminate flooring. TV point. Radiator.

Kitchen/Diner 31'5 x 8'5 (max) (9.58m x 2.57m (max))



The kitchen has a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a high level double oven, five ring gas hob with extractor over, new integral fridge/freezer, new integrated dishwasher, space and plumbing for a freestanding washing machine and space for a condensing tumble dryer. Vinyl tiled flooring. Led spotlights. UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to front and side aspect. UPVC double glazed door out to: Side access. Radiator.

Kitchen/Diner Additional Photos



Dining Room 12'1 x 8'11 (3.68m x 2.72m)



UPVC double glazed window to front aspect with wooden shutters. Wooden laminate flooring. TV point. Radiator.

WC 5'7 x 3'8 (1.70m x 1.12m)



Comprising: Low level WC and corner wash hand basin. UPVC double glazed window to side aspect. Wooden laminate flooring. Chrome heated towel rail.

Bedroom One 12'4 x 12'2 (3.76m x 3.71m)



UPVC double glazed window to front aspect with wooden shutters. Fitted wardrobes with sliding doors. TV point. Radiator. Door to: En-Suite.

En-Suite 8'11 x 5'7 (2.72m x 1.70m)



Comprising: Panelled 'L' shaped bath with glass shower screen and mixer tap shower attachment over, low level WC and wash hand basin within a fitted vanity unit. Feature floor and wall tiling. LED spotlights. Chrome heated towel rail. UPVC double glazed window to front aspect.

Bedroom Two 16'1 x 8'8 (4.90m x 2.64m)



UPVC double glazed window to front aspect with wooden shutters. Wooden laminate flooring. TV point. Radiator.

Bedroom Three 11'1 x 7'11 (3.38m x 2.41m)



UPVC double glazed window to front aspect with wooden shutters. Wooden laminate flooring. Radiator.

Bedroom Four 9'5 x 8'8 (2.87m x 2.64m)



UPVC double glazed window to rear aspect. Wooden laminate flooring. Radiator. Opening through to:

Bedroom Four Additional Area 11'10 x 8'9 (restricted head height) (3.61m x 2.67m (restricted head height))



This great additional space could be used as a teenagers snug, dressing area or study space having a double glazed 'Velux' to the rear aspect, wooden laminate flooring and LED spotlights.

Bedroom Five 8'10 x 8'0 (2.69m x 2.44m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Six/Study 8'10 x 7'6 (2.69m x 2.29m)

UPVC double glazed window to rear aspect. Radiator.

Family Bathroom 8'10 x 6'9 (2.69m x 2.06m)



Comprising: Freestanding roll top bath, separate large shower enclosure, low level WC and wash hand basin. UPVC double glazed window to front aspect with wooden shutters. Feature floor and wall tiling. Heated towel rail. LED spotlights.

Outside



The property boasts delightful gardens on a deceptive plot. The front has been landscaped with low maintenance borders, retaining walls and pathway to front door. There is a double driveway and access to the garage and pedestrian gated access to the rear. The truly stunning rear garden has a lovely leafy outlook surrounded by mature trees and planting. The garden has been landscaped to utilise this outside oasis with paved seating areas, sweeping pathways, lawns and large terraced steps down to the woodland garden area and babbling brook. The property benefits from an integral double garage with power and light, one electric up and over door, the other being a manual up and over. There is also a handy pedestrian door from the rear garden into the garage.

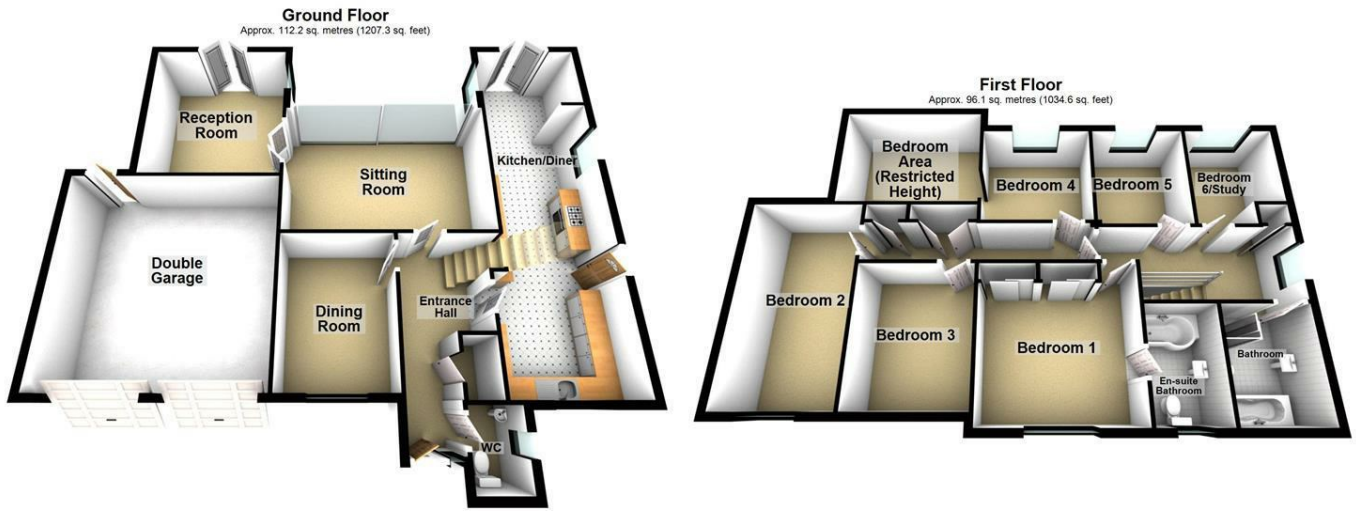
Garden Additional Photo



Rear Aspect



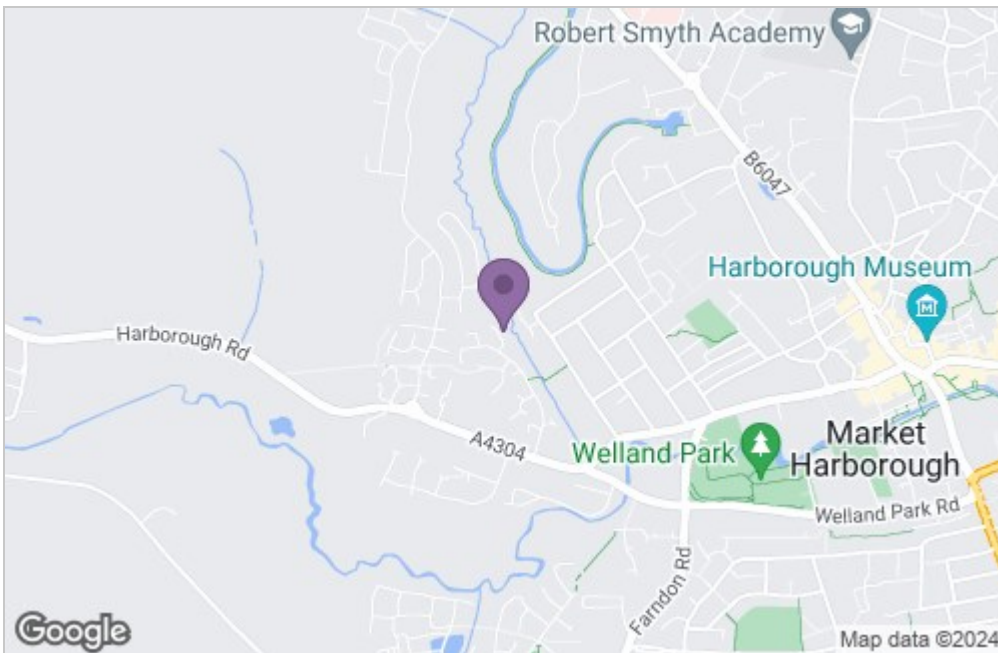
Floor Plan



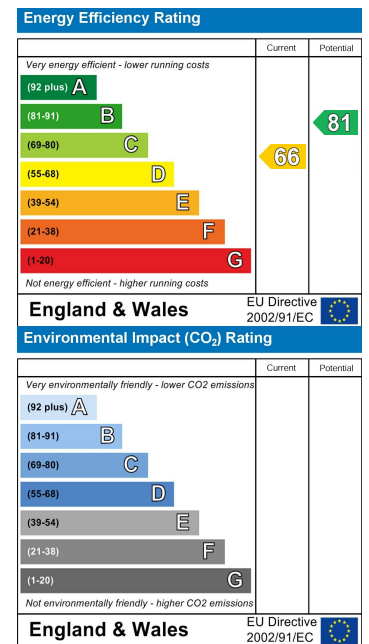
Total area: approx. 208.3 sq. metres (2241.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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