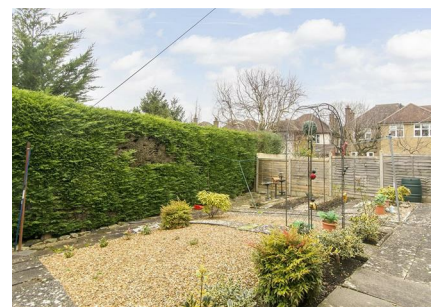


## 2 Glebe Road, Market Harborough, LE16 8AH



### Offers Over £325,000

Great location, sizeable plot and scope to add value! This detached, two bedroom bungalow is rare and exciting opportunity in a highly sought after location within walking distance of Market Harborough town centre, shops, station and amenities! The property is of a good size throughout with the accommodation comprising: Porch, entrance hall, lounge, breakfast/kitchen, larder/pantry, two double bedrooms and bathroom. Outside the property is neatly set back from the road offering generous frontage, driveway, car port, detached garage and a low maintenance rear garden. Offered to market with NO CHAIN and viewing is highly recommended to truly appreciate the great location and scope this lovely home has to offer!

*Service without compromise*



## Porch

Accessed via a UPVC double glazed door. Tiled flooring. Door into:

## Entrance Hall 15'9 x 4'2 (4.80m x 1.27m)



Doors off to: All rooms. Telephone point. Radiator.

## Lounge 13'5 x 10'11 (4.09m x 3.33m)



UPVC double glazed bow window to front aspect. Gas feature fireplace. TV point. Radiator.

## Breakfast/Kitchen 10'11 x 9'11 (3.33m x 3.02m)



Having 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 freestanding electric cooker and space with plumbing for a freestanding washing machine. There is a UPVC double glazed window to the rear aspect, a UPVC double glazed door out to: rear garden, folding door to: larder/pantry, two good sized built-in cupboards and a radiator.

## Bedroom One 11'11 x 10'5 (3.63m x 3.18m)



UPVC double glazed bow window to front aspect. Built-in wardrobes. Laminate wooden flooring. Radiator.

## Bedroom Two 11'5 x 10'5 (max) (3.48m x 3.18m (max))



UPVC double glazed window to rear aspect. Airing cupboard housing combi boiler and radiator. Laminate wooden flooring. TV point. Radiator.



## Bathroom 6'4 x 5'11 (1.93m x 1.80m)



Comprising: Walk-in bath with mixer tap and shower attachment, electric power shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Quarry tile flooring and wall tiling to wet areas. Radiator. Loft hatch.

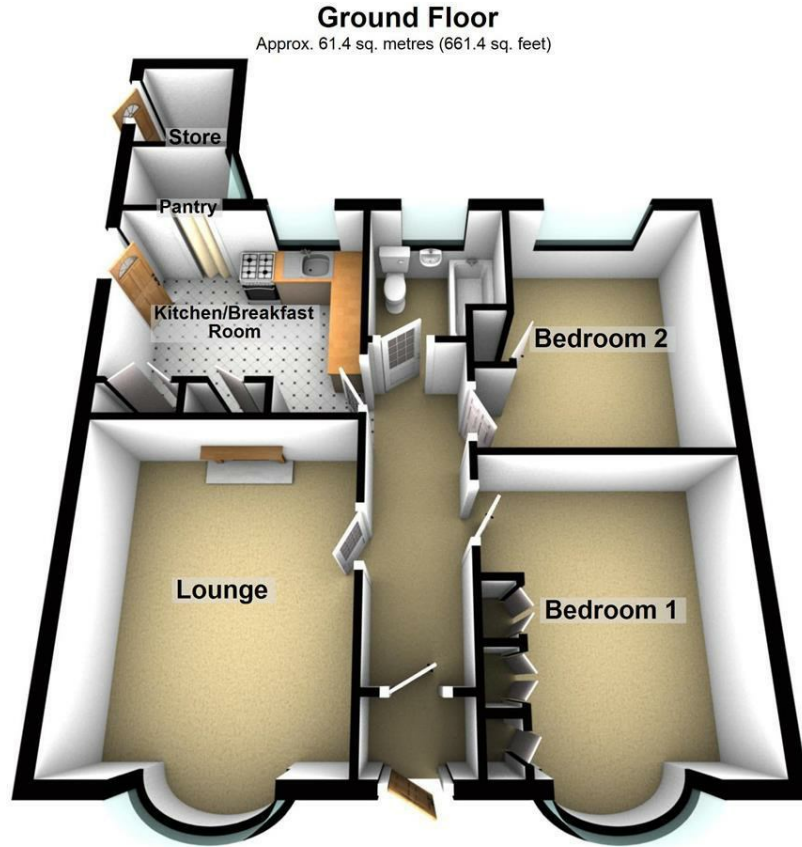
## Outside



The property occupies a good sized plot benefitting from a generous sized front area mainly laid to gravel, a driveway providing access to the car port and detached single garage. The garage has double wooden doors, power and light. There is a pedestrian gate into the rear garden. The low maintenance and private rear garden is paved having a patio area, pathways between decorative gravel borders and planting. There are also two handy garden sheds.



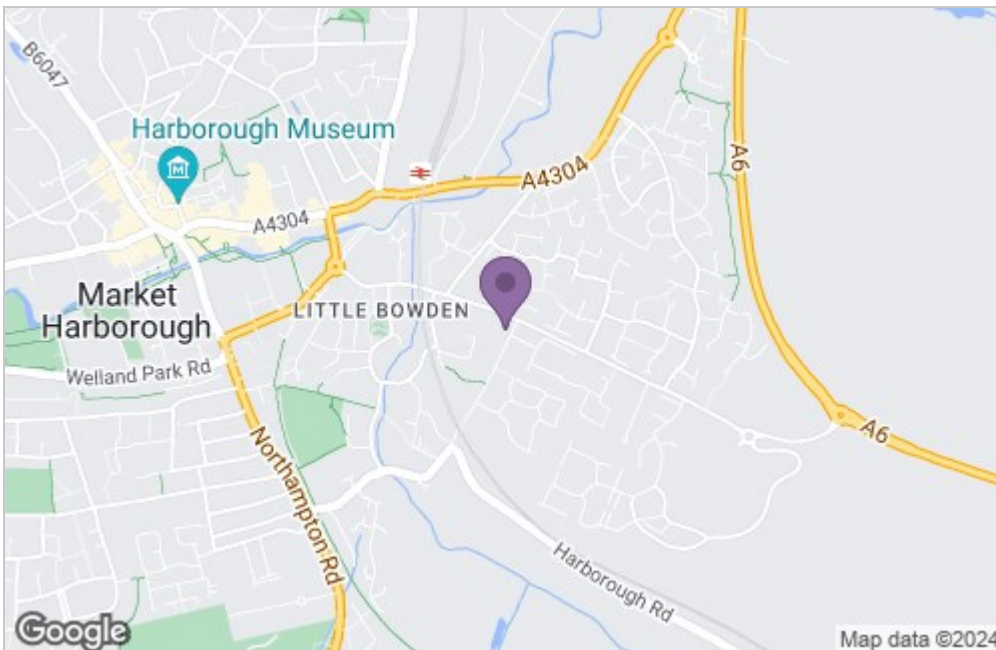
## Floor Plan



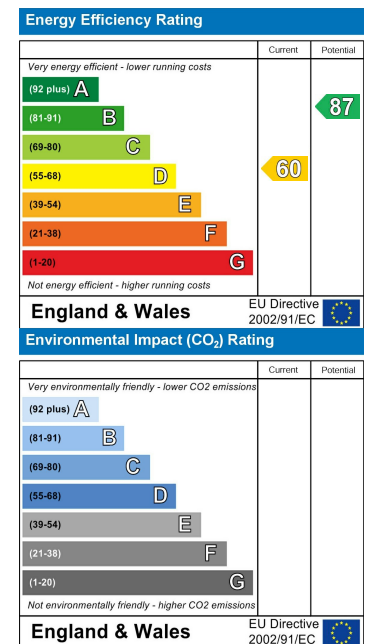
Total area: approx. 61.4 sq. metres (661.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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