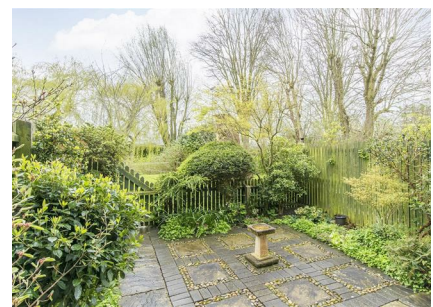


12 Yeomanry Court, Market Harborough, LE16 9BL



£318,000

This extremely spacious and neutrally presented townhouse offers a superb central location, flexible living accommodation and overlooks the communal meadow with leafy outlook. Situated just a stones throw from the town centre, abundance of amenities, shops and station this sizeable three storey home briefly comprises: Entrance hall, study/guest bedroom, kitchen/diner, lounge, first floor bedroom, two further bedrooms to the second floor, one having an en-suite and the family bathroom. Outside there is off road parking, a large car port, a private courtyard garden and communal gardens. Viewing is highly recommended to truly appreciate the excellent location and space this home has to offer!

Service without compromise

Entrance Hall 12'11 x 7'1 (3.94m x 2.16m)



Accessed via a double glazed front door. Doors off to: Study, WC and kitchen. Stairs rising to: First floor. Built-in coat cupboard. Tiled flooring. Radiator.

Study/Guest Bedroom 10'1 x 7'8 (3.07m x 2.34m)



UPVC double glazed window to front aspect. Built-in cupboard. Telephone point. Radiator.

WC 6'2 x 2'10 (1.88m x 0.86m)



Comprising: Low level WC and wash hand basin. UPVC double glazed window to front aspect. Tiled flooring.

Kitchen/Diner 15'3 x 13'0 (4.65m x 3.96m)



UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. Tiled flooring. LED spotlights. Boiler. Radiator.

Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a freestanding gas top cooker, under counter integral fridge and freezer, space and plumbing for a freestanding washing machine and a further space with plumbing for a freestanding dishwasher.

First Floor Landing



Doors off to: Lounge and Bedroom. Stairs rising to: Second floor. UPVC double glazed window to front aspect. Radiator.

Lounge 15'3 x 13'0 (4.65m x 3.96m)

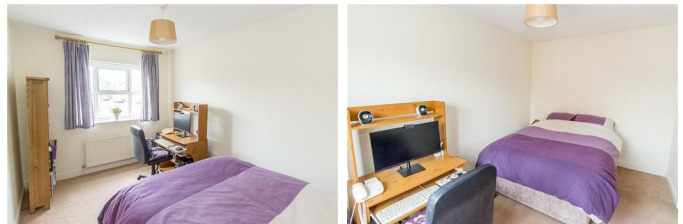


Having sliding double glazed doors out to: Balcony. UPVC double glazed window to rear aspect. TV and telephone point. Radiator.

View From Balcony



Bedroom Three 13'1 x 8'8 (3.99m x 2.64m)



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

Second Floor Landing

Doors off to: Bedrooms and bathroom. UPVC double glazed window to front aspect. Airing cupboard. Loft hatch access. Radiator.

Bedroom One 12'11 x 9'3 (3.94m x 2.82m)



UPVC double glazed window to rear aspect. Built-in wardrobes. TV and telephone. Radiator. Door to: En-Suite.

En-Suite 8'8 x 5'5 (2.64m x 1.65m)



Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Tiled flooring. Radiator.

Bedroom Two 11'2 x 8'9 (3.40m x 2.67m)



UPVC double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

Bathroom 7'4 x 5'8 (2.24m x 1.73m)



Comprising: Panelled bath, low level WC and wash hand basin. Tiled flooring. Radiator.

Private Courtyard Garden



The delightful courtyard garden is directly off the kitchen being a low maintenance paved patio with planted borders. The courtyard garden is a great spot for a table and chairs ideal for 'alfresco' dining with a leafy view beyond. There is a pedestrian gate providing direct access out to the communal meadow.



Communal Meadow Gardens



Located to the rear of the property with pedestrian gated access. There is also a secure gate from Yeomanry Court cul-de-sac.

Car Port & Parking

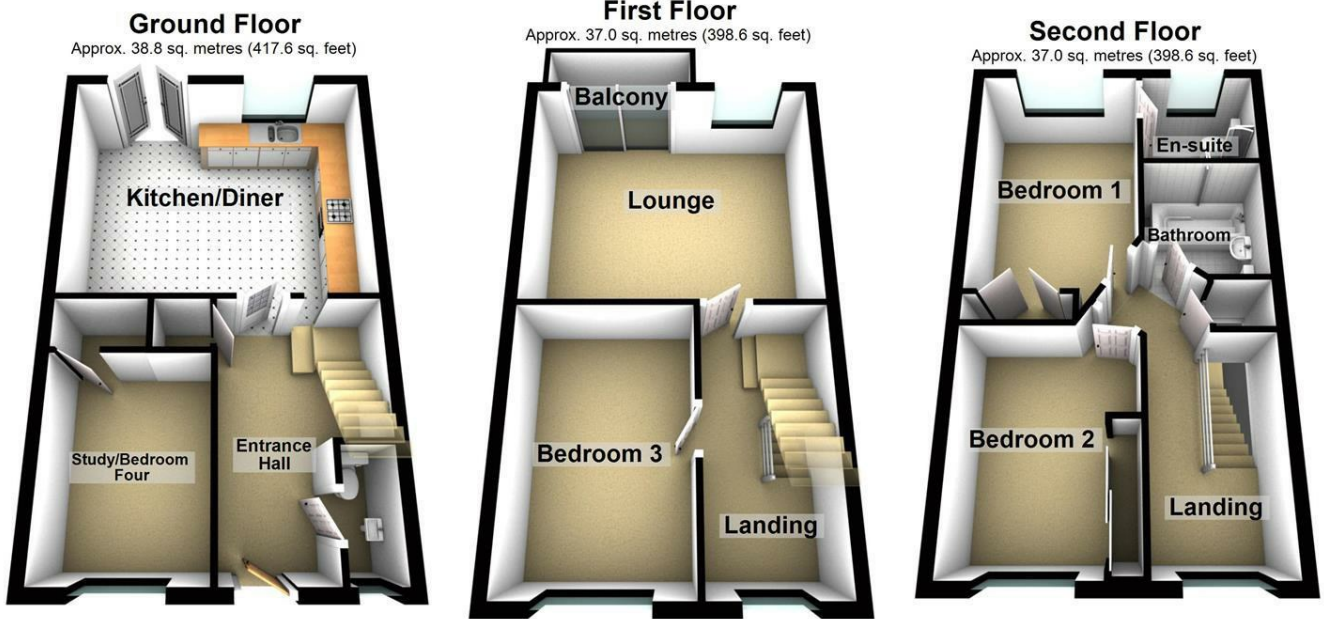


The property benefits from a brick-built car port with tiled roof. There is an additional parking space in tandem.

Estate Management Charge

There is an estate charge of £45 pcm to cover the maintenance of the meadow.

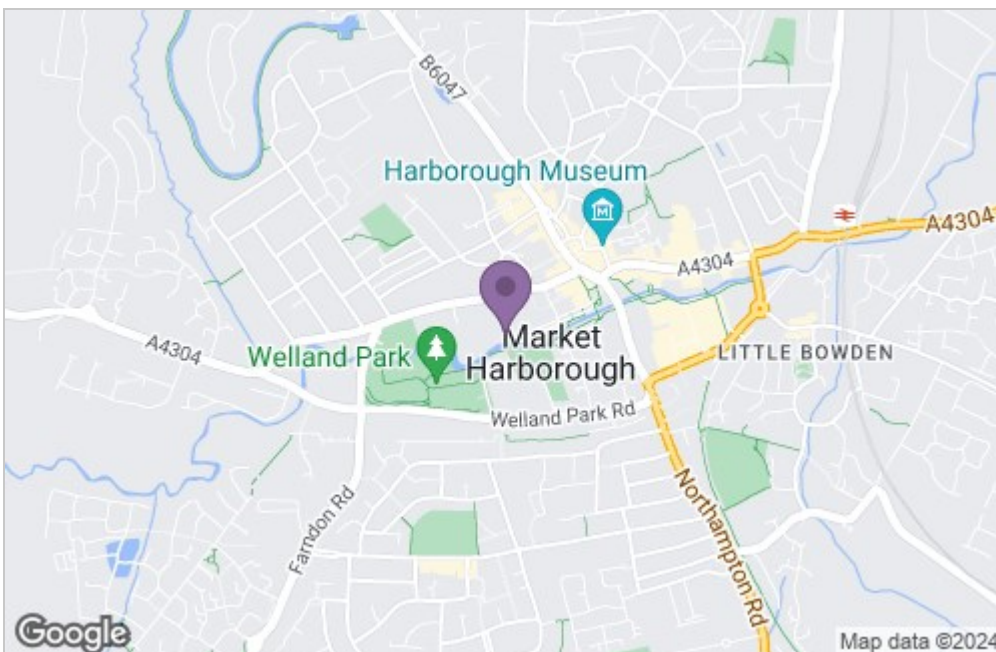
Floor Plan



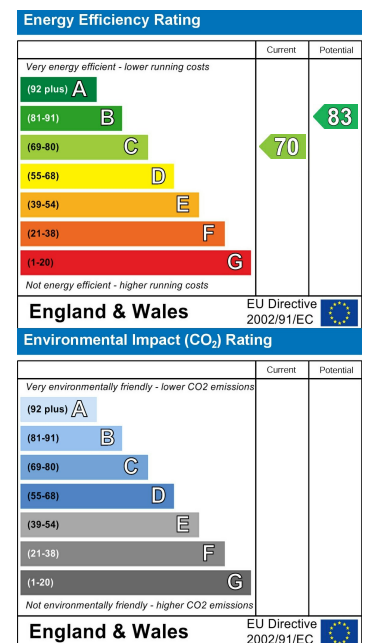
Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise