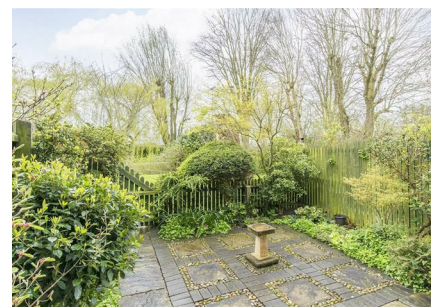


## 12 Yeomanry Court, Market Harborough, LE16 9BL

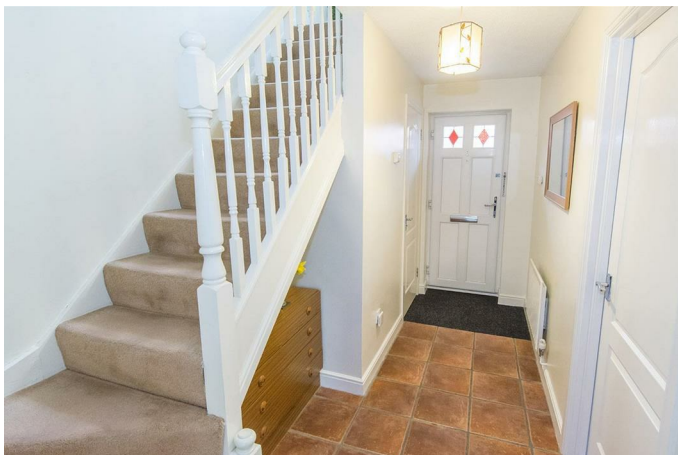


### Offers Over £310,000

This extremely spacious and neutrally presented townhouse offers a superb central location, flexible living accommodation and overlooks the communal meadow with leafy outlook. Close to 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!



**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)

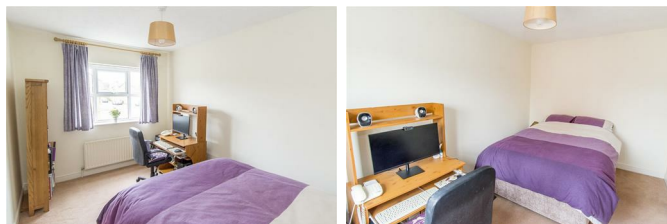


Having sliding double glazed doors out to: Balcony. UPVC double glazed window to rear aspect. TV and telephone point. Radiator.

## 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



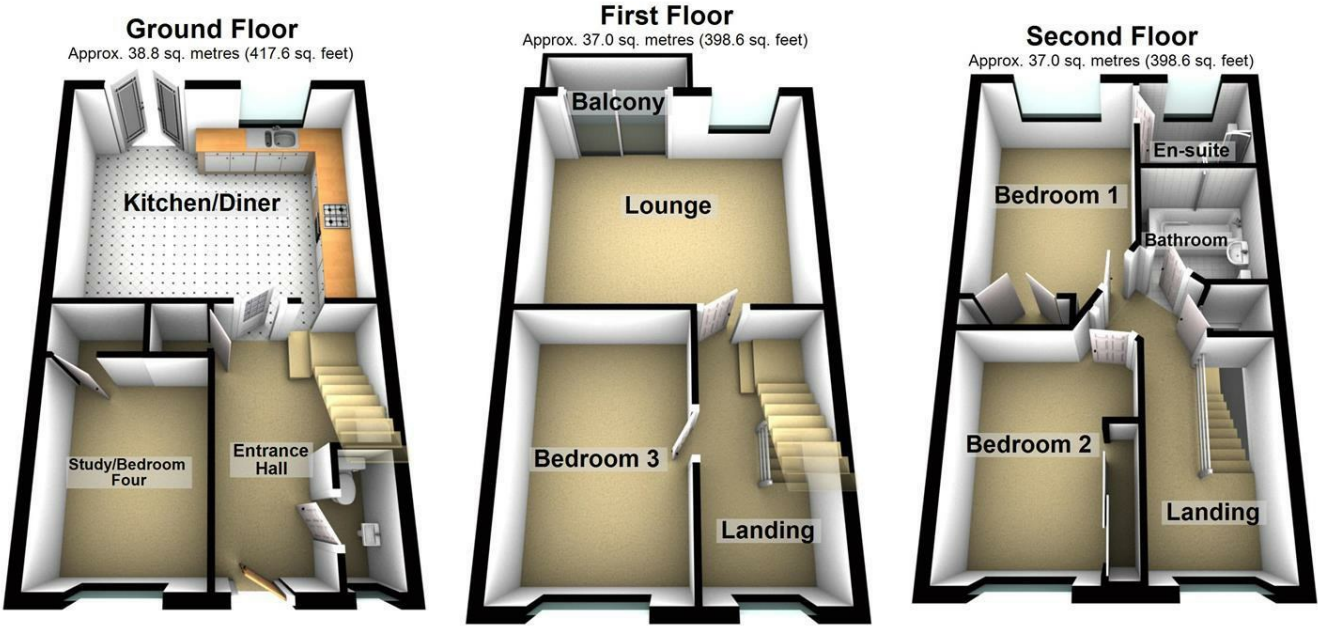
The property benefits from a brick-built car port with tiled roof. There is an additional parking space in tandem.

## Estate Management Charge

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



Floor Plan

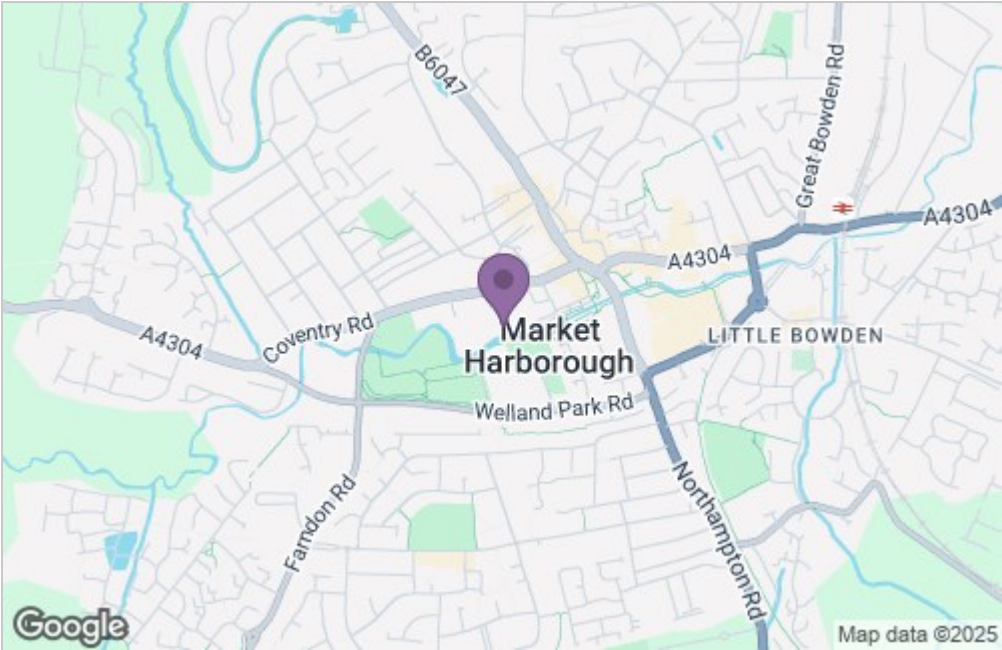


Total area: approx. 112.9 sq. metres (1214.9 sq. feet)

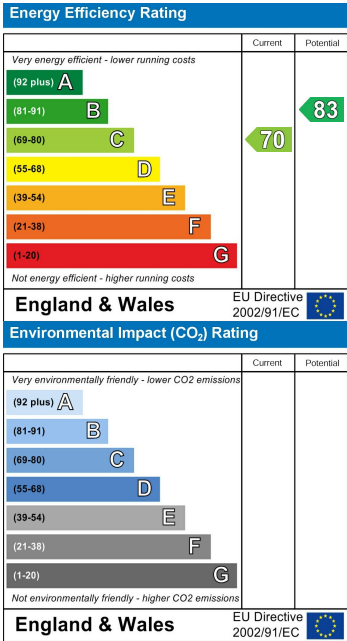
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise