

## 19 Norbury Close, Market Harborough, LE16 9BH



**£350,000**

This well presented and recently extended detached family home is pleasantly positioned within a quiet cul-de-sac location situated within a short walk of Market Harborough town centre, shops, schools and station. The property offers well proportioned living accommodation over three floors with the addition of the new loft conversion creating a generous main bedroom and en-suite! The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, three bedrooms and bathroom to the first floor with the main bedroom and en-suite to the second floor. There is an additional store room (converted garage) with loft access for additional storage. Outside the property has ample off road parking and a good sized landscaped rear garden.

*Service without compromise*

## Entrance Hall



Accessed via a double glazed composite front door. Door into: Lounge. Stairs rising to: First floor. Radiator.

## Lounge 14'6 x 13'6 (4.42m x 4.11m)



UPVC double glazed window to front aspect. TV and telephone point. Radiator. Opening through to: Kitchen/Diner

## Kitchen/Diner 14'6 x 9'7 (4.42m x 2.92m)



## Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl sink. There is a single fan assisted electric oven, four ring gas hob, extractor, space and plumbing for a freestanding washing machine, a further space with plumbing for a freestanding dishwasher and space for a large fridge/freezer. UPVC double glazed door and two windows to rear aspect.

## Dining Area



UPVC double glazed window to rear aspect. Tiled flooring throughout. Radiator. Door through to: Storage room.

## Landing



Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor. Built-in storage cupboard.

## Bedroom Two 10'10 x 8'6 (3.30m x 2.59m)



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

## Bedroom Three 10'8 x 8'6 (3.25m x 2.59m)



UPVC double glazed window to rear aspect. Radiator.

## Bedroom Four 7'4 x 5'9 (2.24m x 1.75m)



UPVC double glazed window to front aspect. Radiator.

## Family Bathroom 6'5 x 6'1 (1.96m x 1.85m)



Comprising: Bath with mixer tap and shower over, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Feature floor and wall tiling. Chrome heated towel rail.

## Second Floor

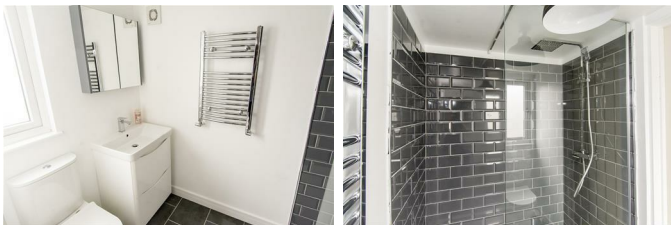
Door into:

## Bedroom One 17'3 x 11'3 (5.26m x 3.43m)



UPVC double glazed window to rear aspect. TV point. Radiator. Access to eaves storage. Door into: En-Suite.

## En-Suite 7'11 x 4'7 (2.41m x 1.40m)



Comprising: Double walk-in shower with rainfall shower head and feature wall tiling, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to rear aspect. Floor tiling. Chrome heated towel rail.

## Converted Garage/Store Room 17'8 x 8'2 (5.38m x 2.49m)



The garage has been converted into a handy storage room with a door out to the rear garden. There is loft hatch access with a drop down ladder having a 'Velux' window, power, light and benefits from being fully boarded. The garage could be easily re-instated by removing the stud wall in front of the garage door.

## Outside

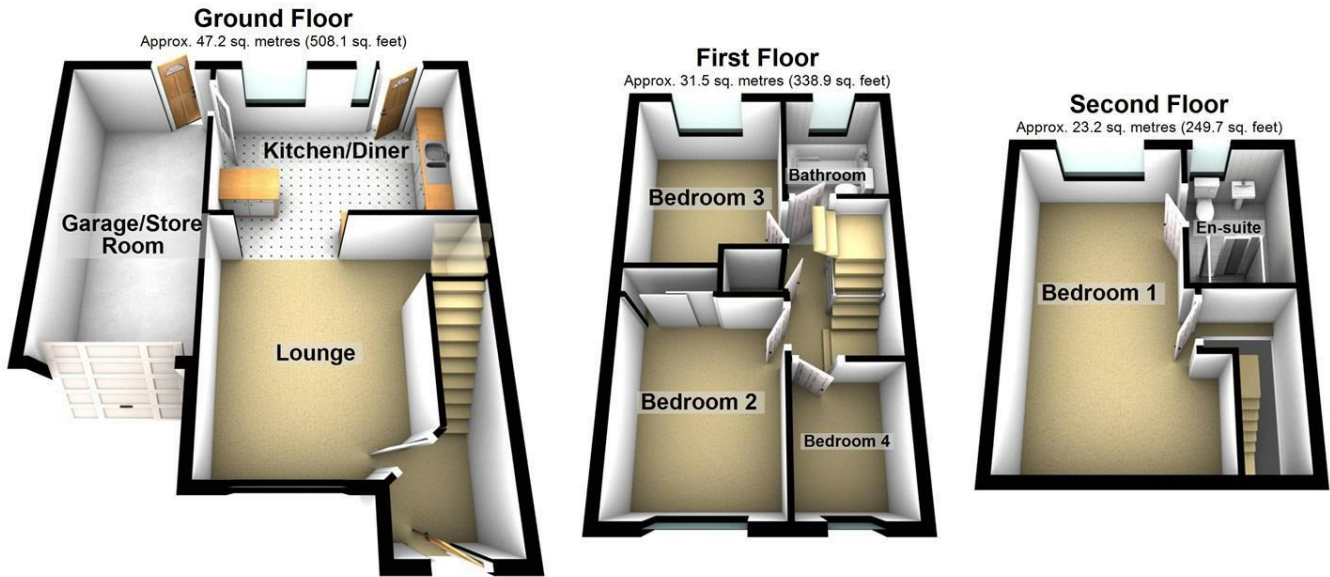


To the front of the property is a block paved driveway and a further tarmac driveway area providing off road parking for multiple vehicles. Pedestrian gated access to the side allowing access into the rear garden. The delightful and good sized landscaped rear garden has a large porcelain tiled patio area, lawn and a handy wooden shed ideal for garden tool storage.

## Rear Aspect



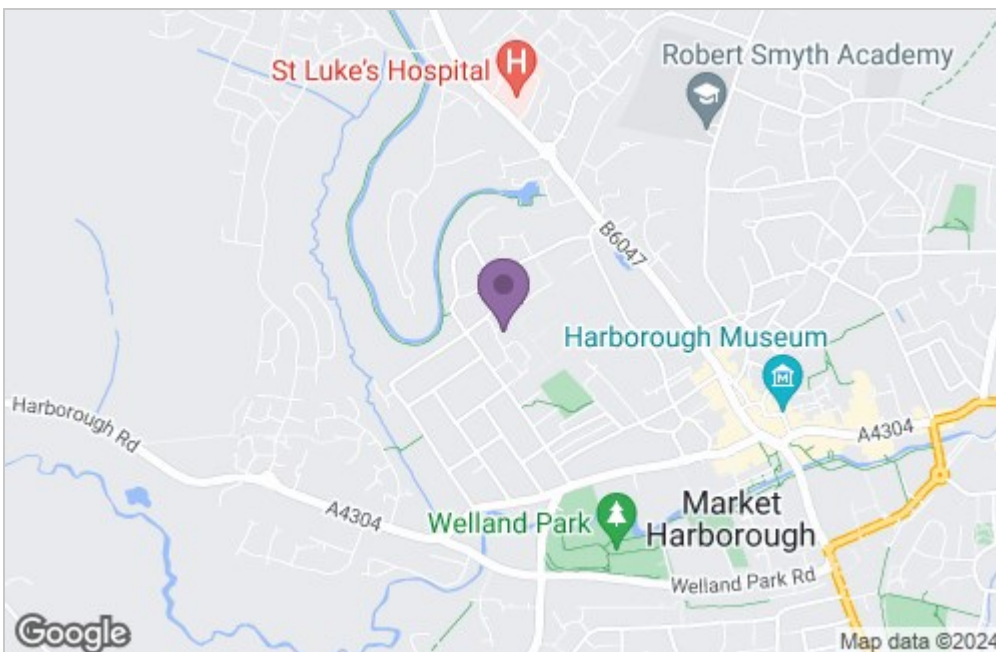
## Floor Plan



Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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