

16 Timson Close, Market Harborough, LE16 7UU



£310,000

Welcome to this charming terraced house located in the sought-after Timson Close, Market Harborough. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The house features a convenient downstairs WC and neutrally presented kitchen. The property also offers great potential with scope for extension, allowing you to tailor the space to your needs and preferences.

Situated in a peaceful cul-de-sac, you can enjoy a quiet and safe environment, ideal for families or those seeking a tranquil setting. Additionally, being within walking distance to both the town centre and the train station, you'll have easy access to amenities and excellent transport links.

Don't miss out on this fantastic opportunity to own a property in such a desirable location with the potential to create your dream home.

Service without compromise

Entrance Hall



Accessed via a double glazed front door. Doors off to: Lounge and WC. Stairs rising to: First floor. Telephone point. Radiator.

WC

Comprising: Low level WC and corner wash hand basin. Double glazed window to front aspect. Radiator.

Lounge 14'6 x 12'5 (4.42m x 3.78m)



UPVC double glazed window to front aspect. Electric feature fireplace with surround. TV point. 2 x Radiators. Double doors leading through to:

Dining Room 10'7 x 8'1 (3.23m x 2.46m)



UPVC double glazed 'French' doors out to: Rear garden. Door through to: Kitchen. TV point. Under stairs cupboard. Radiator.

Kitchen 10'7 x 7'3 (3.23m x 2.21m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink. There is a single electric oven, four ring gas hob, extractor, space for a freestanding fridge/freezer and a space with plumbing for a freestanding washing machine. The Kitchen has a double glazed door out to: Rear garden and a UPVC double glazed window to the rear aspect. Vinyl flooring. Boiler.

Landing



Doors off to: Bedrooms and bathroom. Airing cupboard. Loft hatch access.

Bedroom One 13'3 x 9'6 (4.04m x 2.90m)



UPVC double glazed window to rear aspect. TV point. Radiator.

Bedroom Two 11'10 x 10'9 (3.61m x 3.28m)



UPVC double glazed window to front aspect. Radiator.

Bedroom Three 8'9 x 7'4 (2.67m x 2.24m)



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

Bathroom 6'6 x 6'4 (1.98m x 1.93m)



Comprising: Panelled bath with shower over and wall tiling, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Vinyl flooring. LED spotlights. Radiator.

Outside



The property is tucked away in a cul-de-sac location offering off road parking and a front garden laid to lawn bordered by planting. To the rear is a manageable sized garden with paved patio, lawn and raised decked seating area.

Rear Aspect



Office Area



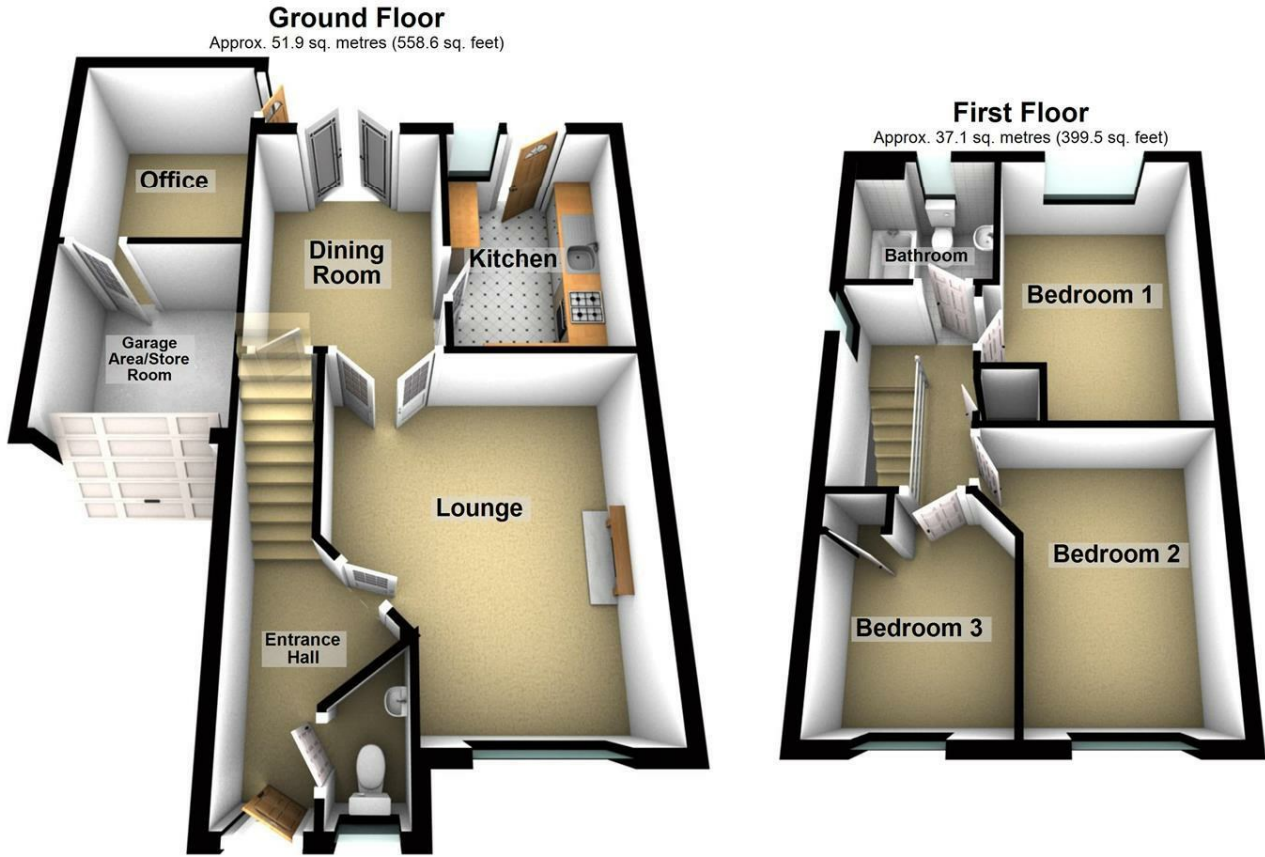
This great addition is an ideal home office having a UPVC double glazed door out to the rear garden. There is power, light and an electric radiator.

Garage/Store Room



The garage has been partially converted to create two areas. The front area is a great store room with electric roller shutter door and auto sensor light. Door leading through to:

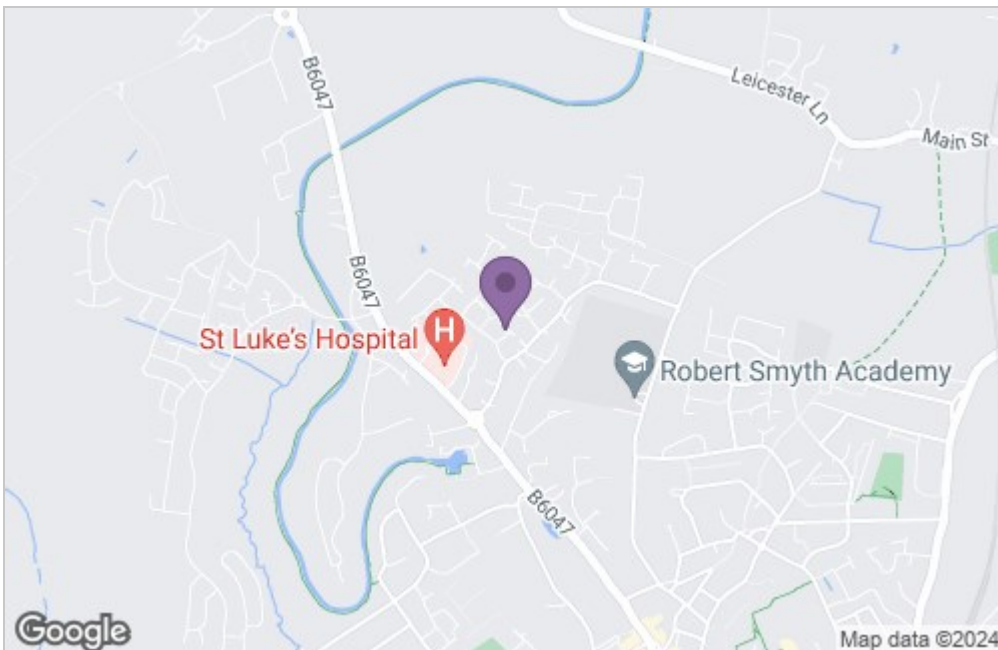
Floor Plan



Total area: approx. 89.0 sq. metres (958.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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