

## 46 Knoll Street, Market Harborough, LE16 9QR



### Offers Over £440,000

Welcome to this charming detached house located on Knoll Street in the delightful Market Harborough. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest comfortably.

One of the standout features of this property is the scope for extension at the rear, allowing you to tailor the space to your needs and preferences. With close proximity to schools, this home is perfect for families looking for convenience and a sense of community. There is also the parking provision for up to four vehicles, a rare find in many properties. Say goodbye to the hassle of searching for parking spaces - here, you have ample room for your vehicles right at your doorstep.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to call your own in this vibrant town, this detached house on Knoll Street presents a wonderful opportunity to create a warm and inviting home.

*Service without compromise*

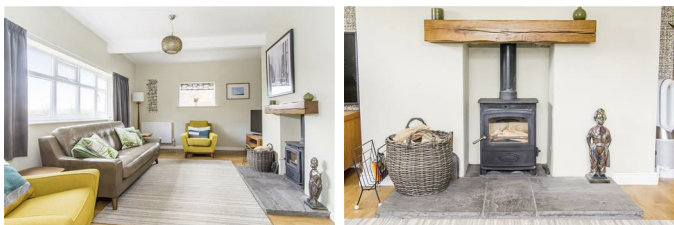


## Entrance Hall



Accessed via a double glazed composite front door. UPVC double glazed windows to front and side aspect. Doors off to: Lounge, second reception room and kitchen. Stairs rising to: First floor. 'Amtico' flooring. Under stairs cupboard with space and plumbing for a freestanding washing machine. Radiator.

## Lounge 15'11" x 12'1" (4.85m x 3.68m)



UPVC double glazed window to front and side aspects. Log burner with wooden mantel and slate hearth. 'Amtico' flooring. TV point. 2 x Radiators.

## Reception Room Two 12'0" x 12'0" (3.66m x 3.66m)



UPVC double glazed window to rear aspect. Built-in cupboard. TV point. 2 x Radiators.

## Kitchen/Diner



## Kitchen Area 9'9 x 8'5 (2.97m x 2.57m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink with drainer. There is a single electric oven, four ring gas hob, extractor, integrated under counter fridge, freezer and fully integrated dishwasher. LVT flooring. LED spotlights. Radiator. Opening through to:

## Dining Area 11'4 x 10'1 (3.45m x 3.07m)



UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed door out to: Side access. UPVC double glazed window to rear aspect. LVT flooring. Radiator. Opening through to:

## WC



Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. Boiler. Radiator.

## Landing



Doors off to: Bedrooms and bathroom. UPVC double glazed window to side aspect. Loft hatch.

## Bedroom One 12'0 x 10'1 (3.66m x 3.07m)



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



## Bedroom Two 10'6 x 9'4 (3.20m x 2.84m)



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

## Bedroom Three 7'5 x 7'0 (2.26m x 2.13m)



UPVC double glazed window to front aspect. Radiator.

## Bathroom 8'5 x 5'2 (2.57m x 1.57m)



Comprising: Double walk-in shower, low level WC and wash hand basin over a fitted vanity unit. Feature floor and wall tiling. LED spotlights. Chrome heated towel rail. Radiator.

## Outside



The property occupies a generous plot with open views to the rear. To the front is a large gravel drive providing off road parking for multiple vehicles. There is a detached single garage with up and over door, power and light. Side pedestrian gated access. The rear garden has a block paved patio, expansive lawn and mature planting.



Rear Aspect



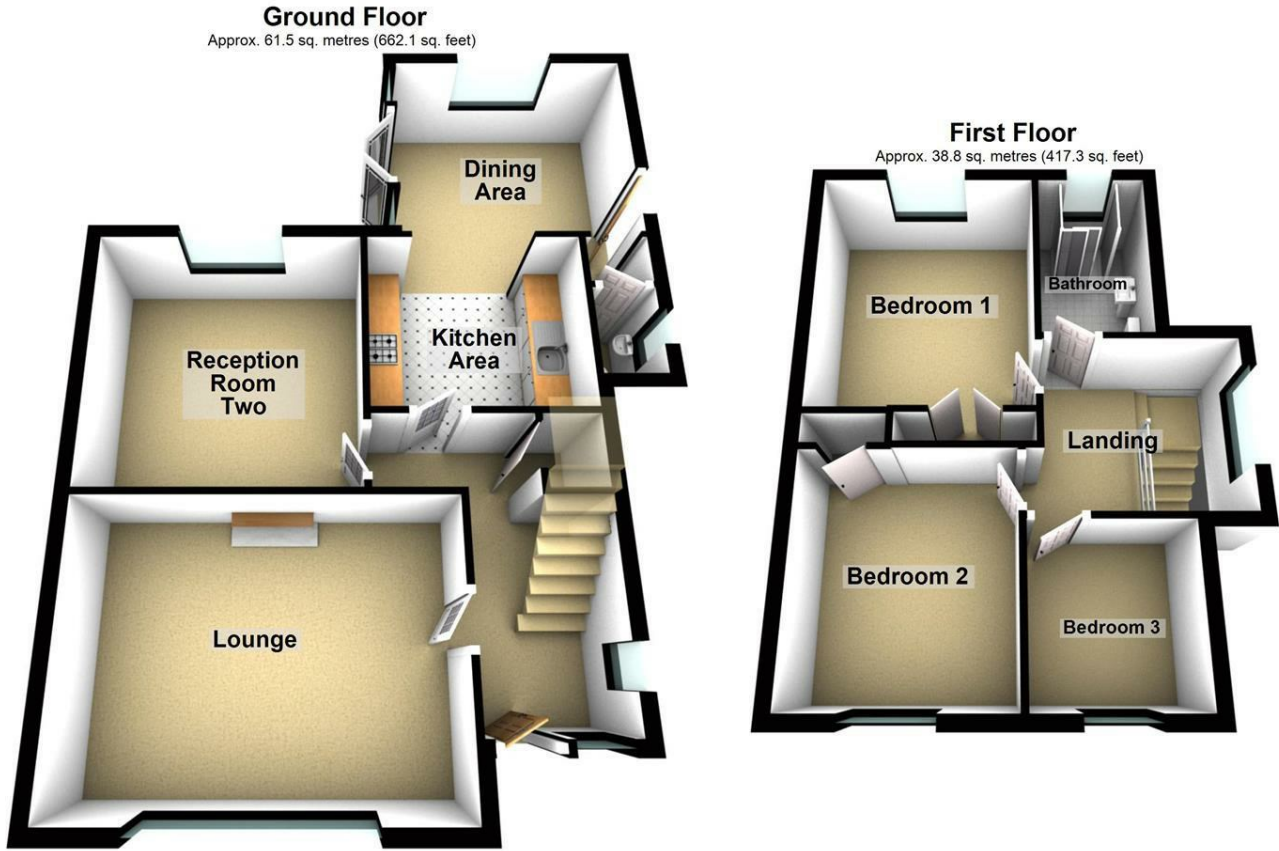
Frontage



*Service without compromise*



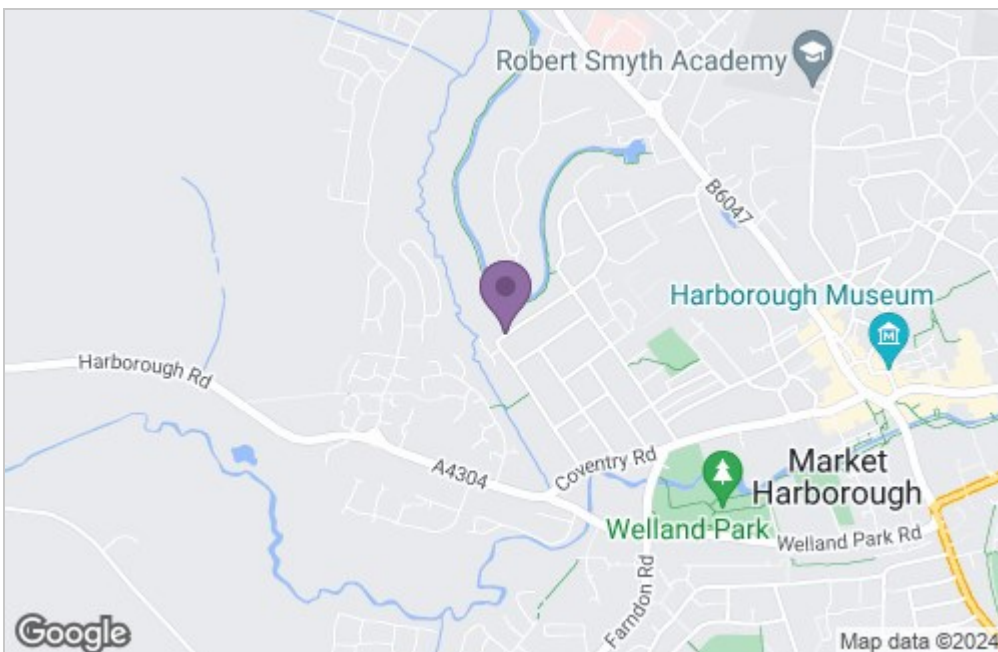
## Floor Plan



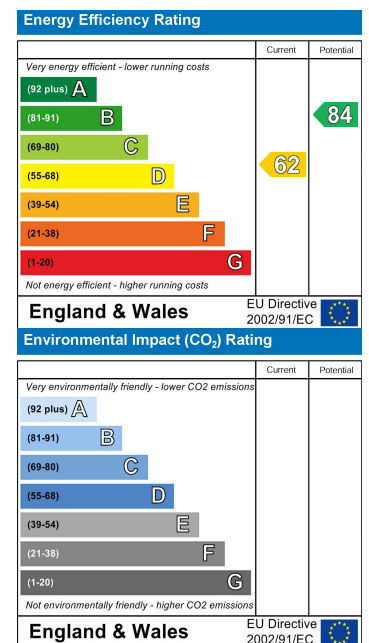
Total area: approx. 100.3 sq. metres (1079.4 sq. feet)

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