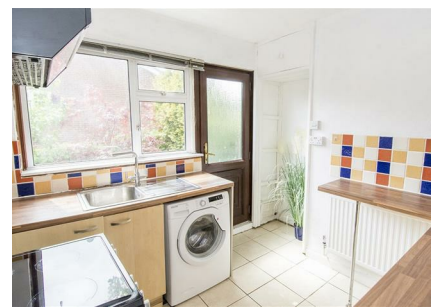


## 1 Blenheim Way, Market Harborough, LE16 7LQ



**£299,950**

Welcome to this deceptively spacious bungalow located on Blenheim Way in the sought-after Market Harborough. This property boasts a spacious reception room, three cosy bedrooms, and a well-appointed shower room, offering comfortable living spaces for you and your family.

Situated on a wide plot, this bungalow provides ample outdoor space for gardening enthusiasts or those who enjoy outdoor activities. The scope for further improvements allows you to put your personal touch on this lovely home, making it truly your own.

One of the standout features of this property is its prime location, within walking distance to the town centre. This means you can easily access all the amenities, shops, and restaurants that Market Harborough has to offer, making daily errands a breeze.

Furthermore, the fact that this property is being offered with no chain means you can move in swiftly without any delays or complications. Don't miss out on this fantastic opportunity to own a delightful bungalow in a desirable location!

*Service without compromise*

## Porch



Accessed via upvc double glazed front door. Double glazed front window. Opaque glazed door to:-

## Entrance Hall



Telephone point. Window and glazed door to:-

## Lounge/Diner 15'5" x 9'11" (4.70m x 3.02m)



Double glazed window to the front elevation. Radiator. Television point and telephone point. Doors to bedroom two and inner hall.

## Inner Hall



Access to loft space. Doors to rooms.

## Kitchen 8'4" x 8'4" (2.54m x 2.54m)



Fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Freestanding electric cooker with extractor fan over. Space and plumbing for

automatic washing machine. Stainless steel sink and drainer. Tiled flooring. Radiator. Double glazed window to the side elevation. Opaque double glazed door leading outside.

## Bedroom One 12'4" x 9'5" (3.76m x 2.87m)



Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Telephone and television points.

## Bedroom Two 13'3" x 9'1" (4.04m x 2.77m)



Double glazed window to the front elevation. Radiator. Fitted wardrobes and shelving.

## Bedroom Three 8'11" x 8'4" (2.72m x 2.54m)



Sliding double glazed patio doors opening out to the rear garden. Radiator. Airing cupboard housing hot water tank and, virtually new, gas fired central heating boiler.

## Shower Room



Double shower cubicle with electric shower fitment and clear perspex screen. Wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Opaque double glazed window.

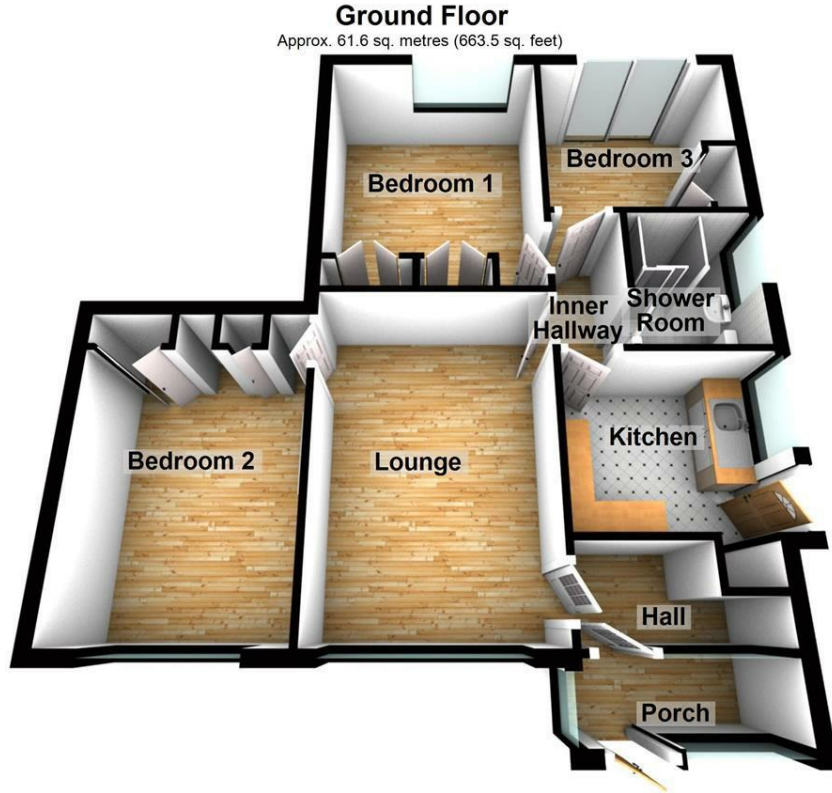
## Outside



To the front of the property is a block paved forecourt providing parking for three or four cars. There is side gated pedestrian access to the rear garden.

Directly to the rear of the house are concreted steps with wrought iron railings leading down to a paved patio area. The garden is laid mainly to lawn with wide hedge borders. There is a tarmacked area to one side of the house with a rotary clothes dryer and a paved area to the other. The rear garden is extremely private and there is potential for further extension to both sides of the house. There is also an integral brick constructed garden store (9'9" x 3'4").

## Floor Plan



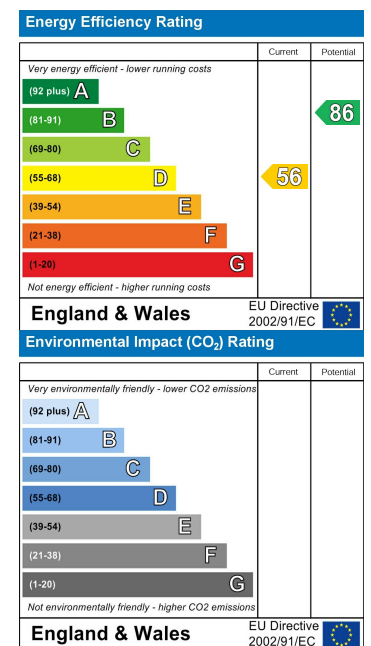
Total area: approx. 61.6 sq. metres (663.5 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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