

5 Coales Gardens, Market Harborough, LE16 7NY



Offers Over £600,000

Welcome to this stunning detached house located in the desirable residential area of Coales Gardens, Market Harborough within close proximity to an abundance of amenities, shops, superb schools and train station.

This immaculately presented property is spacious, has a sunny south-western garden, is light, airy and highly energy efficient. It boasts a large lounge, large dining room and a beautiful open-plan kitchen/diner/family room, all perfect for entertaining guests and well-suited to busy family life. There is solid oak flooring throughout the ground floor.

With five generous bedrooms and four modern, fully-tiled bathroom/shower rooms, there is a great deal of space providing flexibility and privacy for the whole family to enjoy. Among the many highlights are the two en-suite bathrooms and jacuzzi bath, providing convenience and luxury for those lucky enough to call this house their home; the easily accessible downstairs wet room adds further convenience for any family! Having been extended across the back of the house, creating a generous total 1,683 sq ft of accommodation, there is space for all the family's activities. Parking for multiple vehicles means your family and guests will always have a convenient place to park.

Service without compromise

Entrance Hall 21'0 x 6'4 (6.40m x 1.93m)



A porch and double glazed composite front door lead into a wide entrance hall. Doors off to: Cloaks cupboard, dining room, lounge, kitchen/diner/family room, downstairs wet room and utility room. Solid oak flooring. LED dimmable down-lighting. Radiator. Stairs rising to: First floor. Engineered oak flooring. LED spotlights. Storage cupboard. Radiator.

Dining Room 18'1 x 10'11 (5.51m x 3.33m)



UPVC double glazed window to front aspect. Solid stone feature fireplace with living flame gas fire. Solid oak flooring. Radiator. Double doors through to:

Lounge 22'6 x 10'10 (6.86m x 3.30m)



UPVC double glazed tri-fold doors open out to the southern-western facing rear garden. Velux ceiling window with solar-operated blind. Solid oak flooring. Wall up lighting. Solid stone feature fireplace with electric flame effect. TV and telephone point. Two radiators. Door to:

Kitchen/Diner/Family Room 18'11 x 15'4 (5.77m x 4.67m)



This truly stunning and spacious room was created by the current owners making a superb social area. Two radiators. TV point. There is a large island and breakfast bar. Space for a large dining table and a couple of armchairs to look out onto the garden through the large expanse of five bi-folding doors. Two Velux ceiling windows with solar-operated blinds. A side window to benefit from evening sunshine.

Kitchen Area



This area has a wide selection of fitted base and wall units, a floor-to-ceiling pull-out pantry unit and a pull out recycling bin. Two stretches of laminate worktops and a 1 1/2 bowl ceramic sink with drainer. There are two high level ovens which include a grill and combination microwave plus a large induction hob and extractor-hood. There is an integrated dishwasher and an American style fridge/freezer. In addition the kitchen area has feature kickboard lighting and under-cupboard lighting, electric plinth heaters, USB sockets and a continuation of solid oak flooring throughout.

Dining Area



Bi-folding doors out to the rear garden. 'Velux' windows to rear aspect. Solid oak wooden flooring. LED spotlights. Wall lights. TV point. 2 x Radiators.

Utility Room 12'7 x 5'1 (3.84m x 1.55m)

Having fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a double glazed door out to: Side passage, space and plumbing for a washing and space for a tumble dryer. Solid oak flooring. Radiator. Boiler.

Downstairs Wet Room 8'5 x 7'9 (2.57m x 2.36m)



This superb addition is tiled from floor to ceiling comprising: Walk-in shower, low level WC and a wash hand basin with a wall mounted mirrored cabinet above with lighting and a 2-pin socket. There is a UPVC double glazed window to the side aspect, an extractor unit and a chrome heated towel rail. In addition, there is electric under-floor heating which is thermostatically controlled and connected to a timer.

Landing

Doors off to: Five bedrooms and family bathroom. Airing cupboard with water cylinder and timed electric water heater. Loft hatch access with ladder.

Bedroom One 12'0 x 10'11 (3.66m x 3.33m)



UPVC double glazed window to front aspect. A selection of built-in wardrobes and drawers across one wall. TV point. Radiator. Door to:

En-Suite One 6'8 x 6'0 (2.03m x 1.83m)



Comprising: Large shower, low level WC and wash hand basin. UPVC double glazed window to side aspect. There is wooden flooring and feature floor-to-ceiling wall tiling. Ceiling dimmable LED spotlights. Wall light with two-pin socket. Extractor. Wall mounted heater. Chrome heated towel rail.

Bedroom Two 11'4 x 10'7 (3.45m x 3.23m)



UPVC double glazed window to rear aspect. A selection of built-in wardrobes with oak doors. TV point. Radiator. Door to:

En-Suite Two 6'8 x 4'10 (2.03m x 1.47m)



Comprising: Double shower enclosure, low level WC and wash hand basin over a fitted two-drawer vanity unit. LVT flooring and feature floor-to-ceiling wall tiling. Dimmable LED ceiling down-lighting. Extractor. Wall ight with two-pin socket. Chrome heated towel rail.

Bedroom Three 13'3 x 8'8 (4.04m x 2.64m)



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

Bedroom Four 11'5 x 8'8 (3.48m x 2.64m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Five 8'8 x 6'6 (2.64m x 1.98m)



UPVC double glazed window to front aspect. Radiator.

Family Bathroom 7'3 x 5'11 (2.21m x 1.80m)



Comprising: A deep 'Japanese' style bath with jacuzzi jets, changeable in-bath lighting, shower attachment a rail. Low level WC and wash hand basin with pedestal. UPVC double glazed window to rear aspect. Feature floor-to-ceiling wall tiling throughout. Wooden flooring and wooden ceiling with dimmable LED down-lighting. Wall light with 2-pin socket. Wall mounted heater. Chrome heated towel rail.

Outside



The property benefits from both front and rear gardens both having been landscaped. The front garden offers a low maintenance area being mainly laid to gravel with a small circular artificial turf, well-established trees and flowering shrubs. The block-paved front driveway provides ample off road parking with access to the garage/store with up and over door, power and light. Side pedestrian gate to bins storage, outside tap, outside sockets and pathway to the rear garden. The beautifully landscaped rear garden has been planted to create a peaceful and private oasis with a circular lawn and generous patio seating. There are easily maintained gravel borders, mature trees, plants, shrubs and flowers. The garden is south-west facing with all-day sunshine on clear days.



Additional Outside Photographs

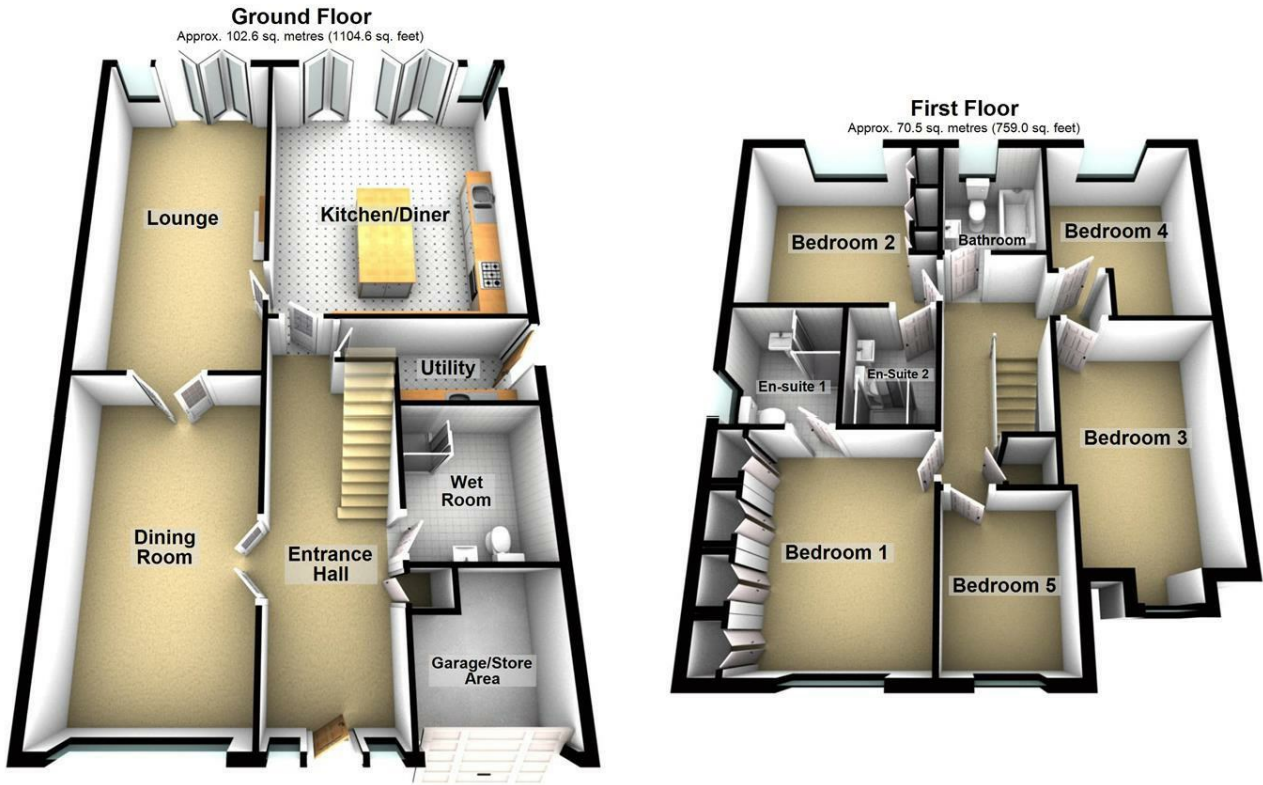


Rear Aspect & Solar Panels



The property benefits from 16 solar panels that are south-facing with good effect. They are owned outright; please speak to the sales team regarding the current tariff and many benefits.

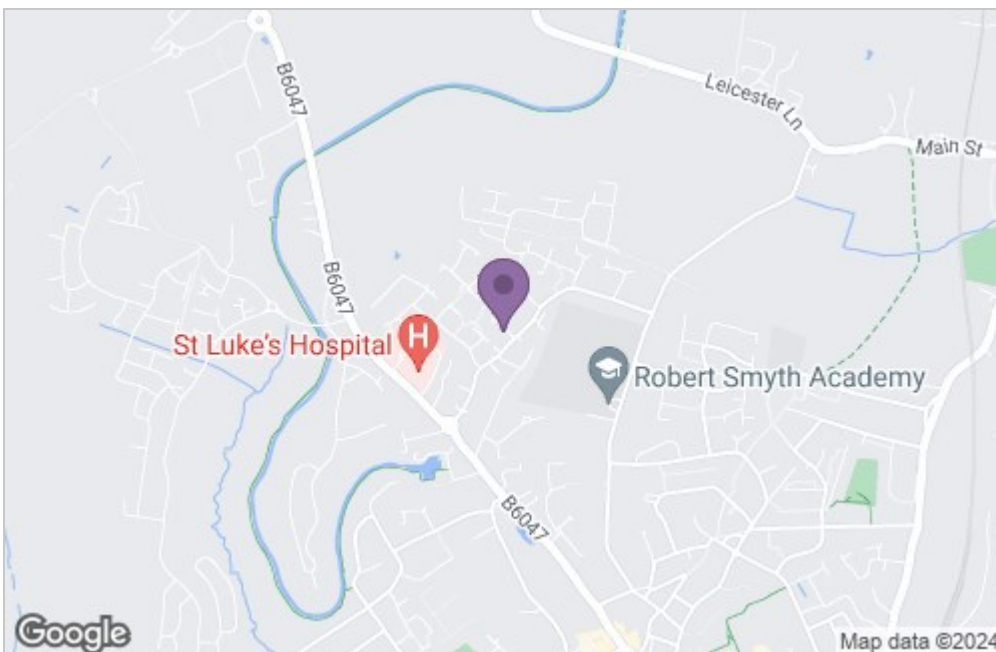
Floor Plan



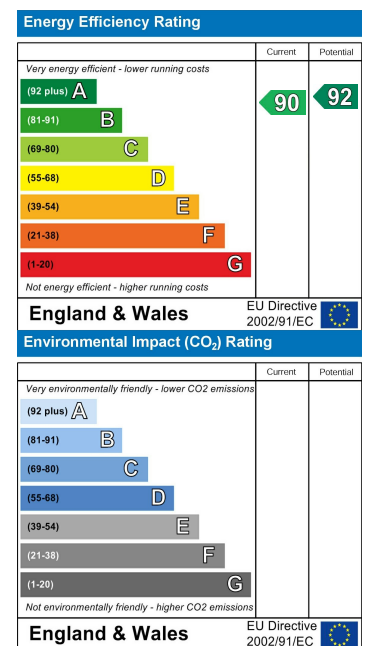
Total area: approx. 173.1 sq. metres (1863.5 sq. feet)

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Area Map



Energy Efficiency Graph



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