

## 25 Rainsborough Gardens, Market Harborough, LE16



### Offers Over £335,000

A deceptively spacious and flexible, two/three bedroom bungalow occupying good sized south facing plot within walking distance of local amenities. This lovely home offers well proportioned living accommodation, private rear garden and workshop. The accommodation briefly comprises: Lounge, kitchen, utility, cloakroom, conservatory, three bedrooms and bathroom. Outside is a large driveway, low maintenance gardens, car port and workshop. Internal inspection is highly recommended to truly appreciate the space this great home has to offer!

*Service without compromise*



Lounge 14'6" x 11'10" (4.42m x 3.61m)



UPVC double glazed window to front aspect. Feature fireplace with surround. TV point and radiator.

Lounge Photo 2

Kitchen 11'10" x 9'1" (3.61m x 2.77m)



Having a selection of fitted base and wall units and breakfast bar with a roll edge laminate worktop and tiled splash back. Single bowl ceramic sink with drainer. Space and plumbing for a freestanding dishwasher, with a further space for an under counter fridge freezer. Freestanding cooker with extractor over. UPVC double glazed door out to carport. UPVC double glazed door and window on to: Conservatory. Radiator.

Kitchen Photo 2



Utility 10'7" x 9'1" (3.23m x 2.77m)



Having a selection of fitted base and wall units with a laminate roll edge worktop. Space and plumbing for washing machine with a further space for an additional electrical appliance. UPVC double glazed door and window to side aspect onto: Rear garden.

### Cloakroom

Comprising: Low level WC and wash hand basin. Chrome heated towel rail.

**Conservatory 23'4" x 9'4" (7.11m x 2.84m)**



Of UPVC construction with double glazing onto: Rear garden. The conservatory has a fully insulated roof, TV point, telephone point and radiator. Door through to: Bedroom Three/Study

**Conservatory Photo 2**



**Bedroom One 13'10" x 7'11" (to wardrobe front) (4.22m x 2.41m (to wardrobe front))**



UPVC double glazed window to front aspect. Large bank of fitted wardrobes. Radiator.

**Bedroom Two 9'1 x 7'6" (to wardrobe front) (2.77m x 2.29m (to wardrobe front))**



UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator.

**Bedroom Three/Study 13'3" x 9'5" (4.04m x 2.87m )**



UPVC double glazed window and door to front aspect. Door to: Cloakroom and Utility. Radiator.



## Bathroom/Wet Room 6'5" x 5'0" (1.96m x 1.52m)



Comprising: Shower enclosure (wet room base), low level WC and wash hand basin with vanity storage below. Heated towel rail. Wall tiling and tiled flooring. UPVC double glazed window to rear aspect.

## Frontage & Parking



To the front of the property is a large, low maintenance block paved driveway providing ample off road parking for multiple vehicles. There is a covered car port area with iron gates for additional parking if required and access to the property.

## Carport



## Rear Garden



To the rear is a good sized, low maintenance garden being mainly laid to patio with an additional artificial turfed seating area. The garden is fully enclosed and extremely private with a southerly orientation.

Rear Garden Photo 2



Council Tax Band B

Workshop



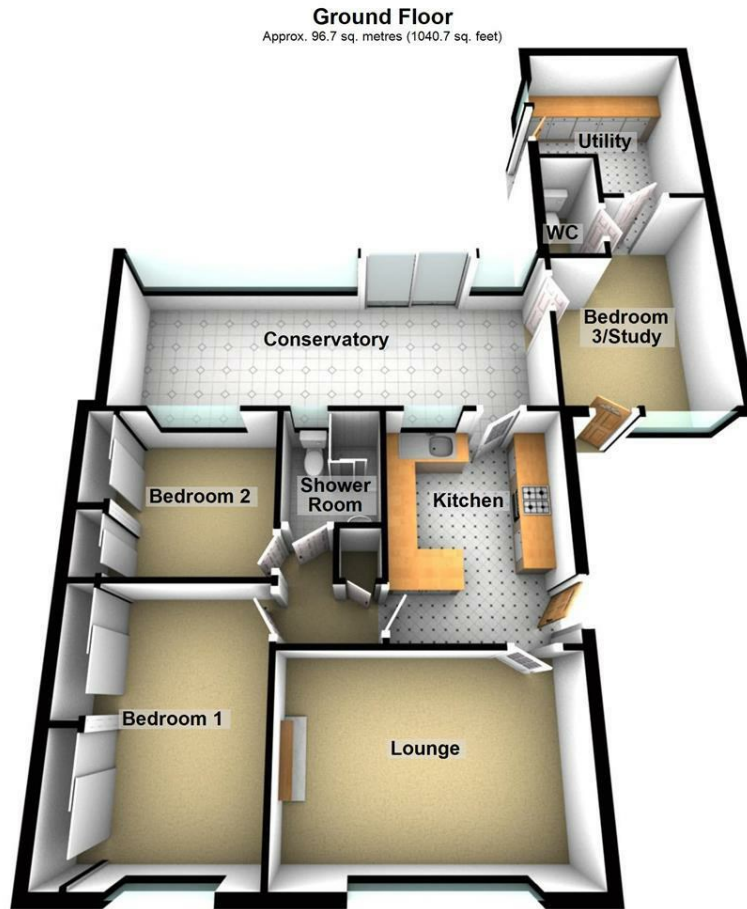
Of timber construction having power and light.

Rear Aspect





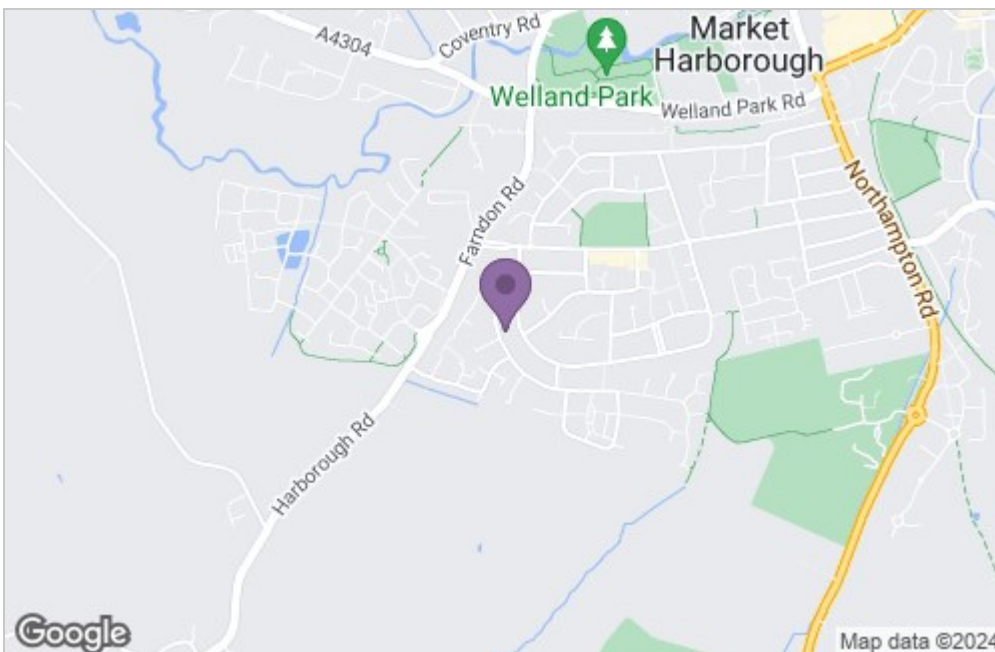
## Floor Plan



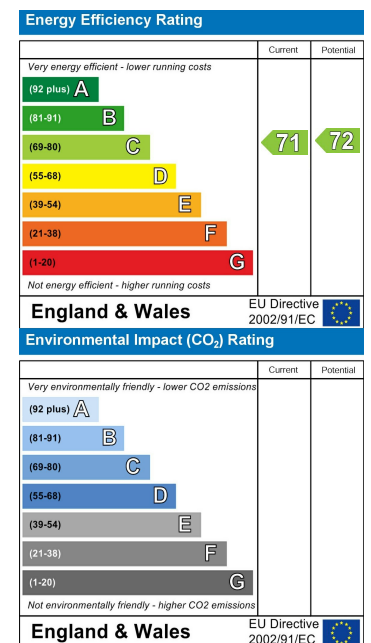
Total area: approx. 96.7 sq. metres (1040.7 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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