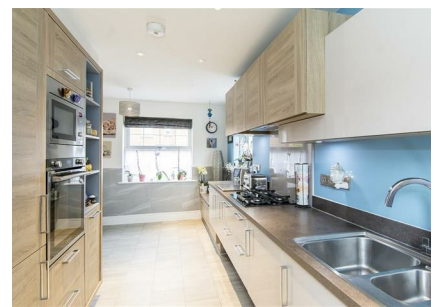


## 30 Limner Street, Market Harborough, LE16 9HQ



**£320,000**

Welcome to this modern home located on Limner Street in the sought-after area of Market Harborough. This delightful house boasts a good sized reception room, perfect for entertaining guests or relaxing with your family and three generously sized bedrooms, having ample space for everyone to enjoy and an en-suite to the main bedroom!

One of the standout features of this property is its convenient location within walking distance to the town centre. This means you can easily access all the amenities Market Harborough has to offer, from shops and restaurants to schools, parks and train station!

Additionally, the property has a generous and beautifully landscaped rear garden planted with a variety of established planting. There is also off road parking and a single garage located to the rear of the property. Whether you're a growing family or a couple looking for a cozy home, this property offers the perfect blend of comfort, convenience, and modern living!

*Service without compromise*

**Entrance Hall 7'1 x 4'4 (2.16m x 1.32m)**



Access via a double glazed front door. Full length double glazed side pane to front aspect. Doors off to: Lounge, kitchen and WC. Built-in storage cupboard. Tiled flooring. Radiator.

**Lounge/Diner 17'3 x 12'1 (5.26m x 3.68m)**



UPVC double glazed window to front aspect. UPVC double glazed tri-fold doors to rear aspect. Stairs rising to: First floor. Laminate wooden flooring. TV point. Telephone point. Radiator.

**Kitchen/Breakfast Room 17'3 x 9'1 (5.26m x 2.77m)**



The kitchen has a selection of fitted base and wall units with a laminate worktop over and 1 1/2 bowl stainless steel sink with drainer. There is a mid-level single fan assisted oven, built-in microwave, four ring gas hob, extractor, fully integrated fridge/freezer and an integrated dishwasher. There is a UPVC double glazed window to the front and side aspects, a UPVC double glazed door out to: Rear garden, tiled flooring, LED spotlights, TV point, telephone point and an electric plinth heater. Access to: Utility cupboard.

**Utility Cupboard**

Having space and plumbing for a freestanding washing machine. Tiled flooring.

**WC 5'3 x 5'0 (1.60m x 1.52m)**



Comprising: Low level WC and wash hand basin. Feature floor and wall tiling. LED spotlights. Radiator.

## Landing



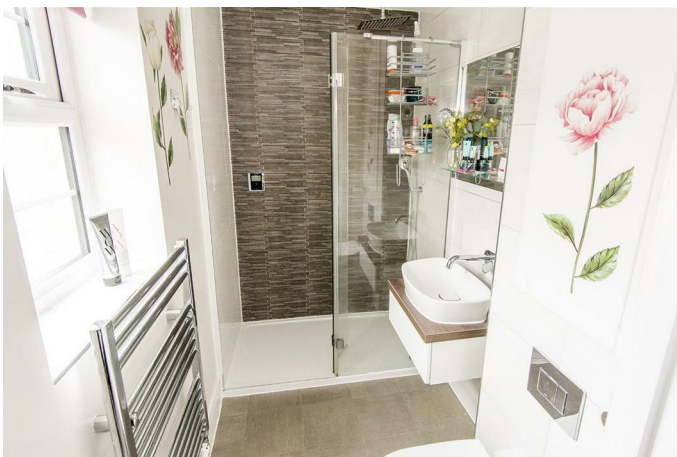
UPVC double glazed window to rear aspect. Doors off to: Bedrooms and bathroom. Airing cupboard. Loft hatch access. Radiator.

## Bedroom One 14'0 x 9'10 (4.27m x 3.00m)



UPVC double glazed window to front aspect. Built-in wardrobe with sliding doors. Laminate wooden flooring. TV point. Telephone point. Radiator. Door to: En-Suite

## En-Suite 7'6 x 4'4 (2.29m x 1.32m)



Comprising: Double walk-in shower with 'Rainfall' shower

head and feature wall tiling, low level WC and wash hand basin over a fitted vanity drawer unit. There is a UPVC double glazed window to front aspect, a built-in cabinet, floor and wall tiling, LED spotlights and a chrome heated towel rail.

## Bedroom Two 9'10 x 9'1 (3.00m x 2.77m)



UPVC double glazed window to front aspect. Radiator.

## Bedroom Three 8'3 x 7'1 (2.51m x 2.16m)



UPVC double glazed window to rear aspect. Radiator.

## Bathroom 6'10 x 6'3 (2.08m x 1.91m)



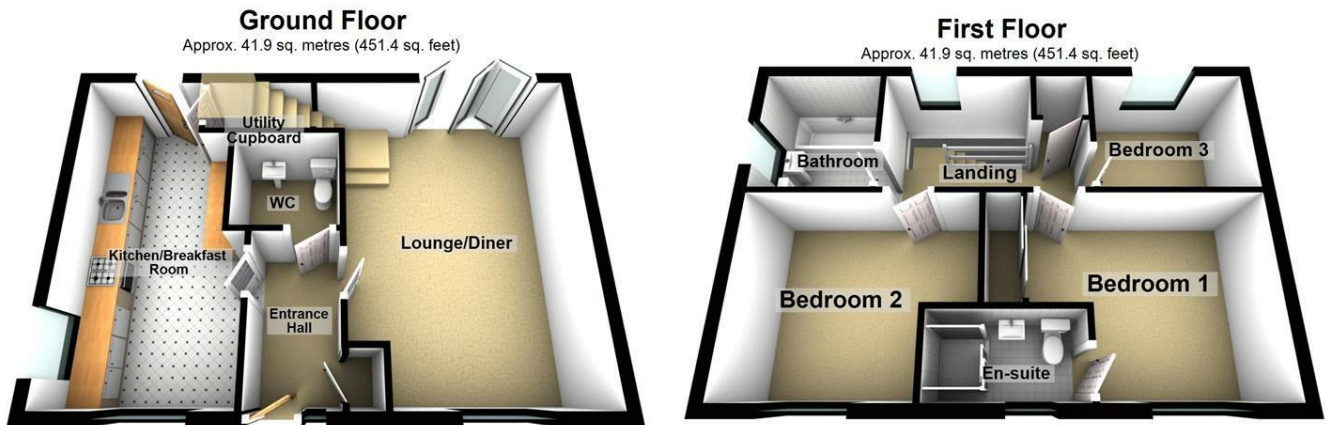
Comprising: Panelled bath with mixer tap and 'Rainfall' shower over, low level WC and wash hand basin over a fitted vanity drawer unit. There is a UPVC double glazed window to the side aspect, feature floor and wall tiling, LED spotlights and a chrome heated towel rail.

## Outside



The property benefits from a well tended front garden with lawn, planted borders and pathway to front door. To the rear is a generous garden with paved patio seating area, lawn and raised sleeper borders stocked with a variety of established planting. A pathway leads to the rear pedestrian gate out to the parking area and single garage. The garage has an up and over door with power and light.

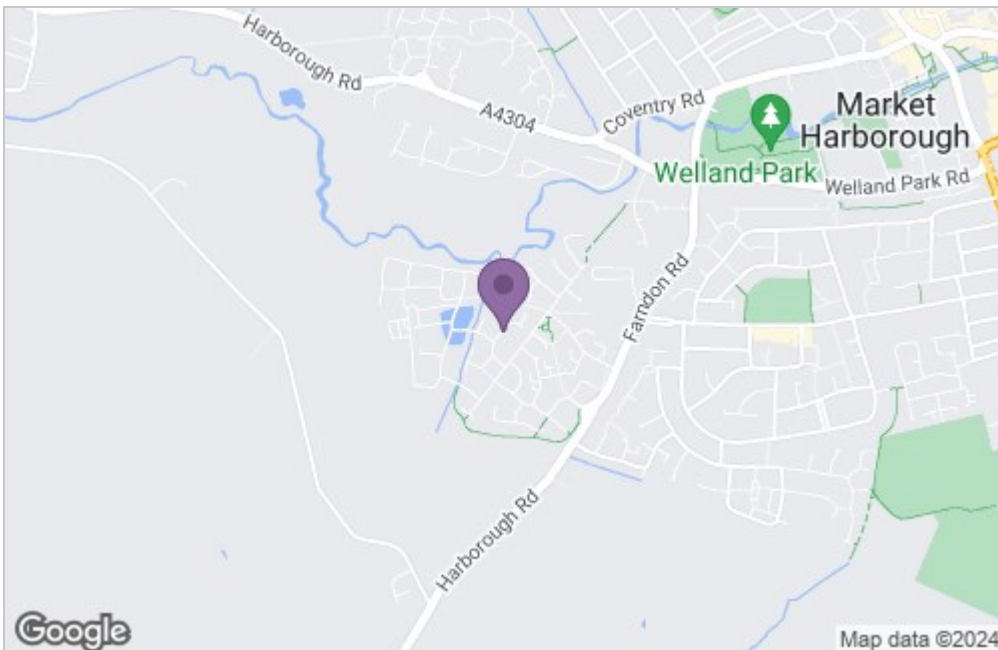
## Floor Plan



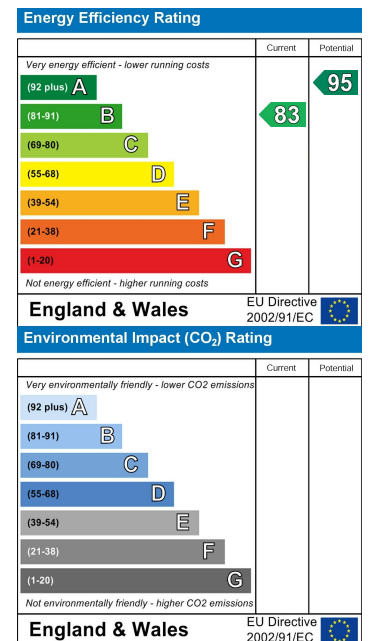
Total area: approx. 83.9 sq. metres (902.8 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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