ADAMS & JONES

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117 Cromwell Crescent, Market Harborough, LE16

Service without compromise

Offers Around £399,950

A much improved and substantially extended detached family home well located in an established area towards the Southern edge of town within walking distance of superb local amenities, schools and station with mainline train links into London St Pancras. Particular features include the light and airy garden room and modern fitted kitchen, 22'3" x 12'1" lounge and the four good sized bedrooms. There is also a delightful private rear garden, off road parking and a single garage. Viewing is highly recommended to truly appreciate the excellent location and living space this lovely home has to offer!

Entrance Hall

Accessed via opaque double glazed front door. Stairs rising to the first floor with under stairs storage cupboard. Wood laminate flooring. Radiator. Glazed solid oak doors to rooms.

Family/Dining Room 18'10" x 10'9" (5.74m x 3.28m)

Two pairs of sliding double glazed patio doors opening out to the rear garden. Wood laminate flooring. Dual aspect double glazed windows. Radiator. Inset ceiling downlighters. Glazed door to:-

Lounge 22'3" x 12'1" max (6.78m x 3.68m max)

Double glazed window to the front elevation. Wood laminate flooring. Two vertical radiators. Inset ceiling down lighters. Television and telephone points. Solid oak glazed bi-fold doors to:-

Kitchen Area 10'4" x 9'9" max (3.15m x 2.97m max)

Range of modern fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Wood laminate flooring. Fitted double oven and five ring gas hob. Fitted automatic dishwasher. Stainless steel sink and drainer. Solid oak glazed door to the hall and opening through to:-

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Utility Area 10'3" x 5'7" (3.12m x 1.70m)

Fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Space and plumbing for automatic washing machine. Vertical radiator. Double glazed window to the rear aspect. Opaque double glazed door leading outside. Solid oak door to:-

Cloakroom/WC

Low level WC. Wood laminate flooring. Fitted coat hooks.

First Floor Landing

Wood laminate flooring. Shelved linen cupboard. Doors to rooms.

Bedroom One 12'4" x 10'7" (3.76m x 3.23m)

Double glazed window to the rear elevation. Radiator. Ceiling fan. Access to loft space.

Bedroom Two 11'6" x 10'5" (3.51m x 3.18m)

Double glazed window to the front elevation. Access to loft space with retractable ladder. Radiator. Television point.

Bedroom Three 16'5" x 7'3" (5.00m x 2.21m)

Double glazed window to the front elevation. Radiator. Television point.

Bedroom Four 7'10" x 7'7" (2.39m x 2.31m)

Double glazed window to the front elevation. Over stairs storage cupboard. Wood laminate flooring.

Bathroom 13'6" x 5'6" (4.11m x 1.68m)

Double open shower cubicle with clear perspex screen, electric shower and 'Rain' shower head. Panelled bath. Pedestal wash hand basin. Complementary tiling. Heated towel rail. Vinyl flooring. Two opaque double glazed windows.
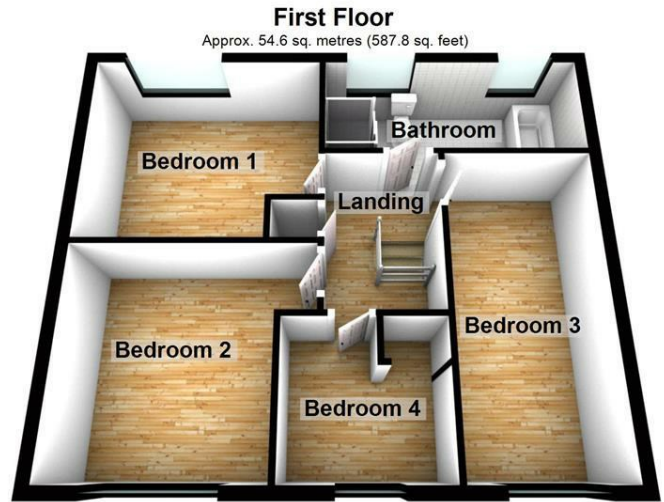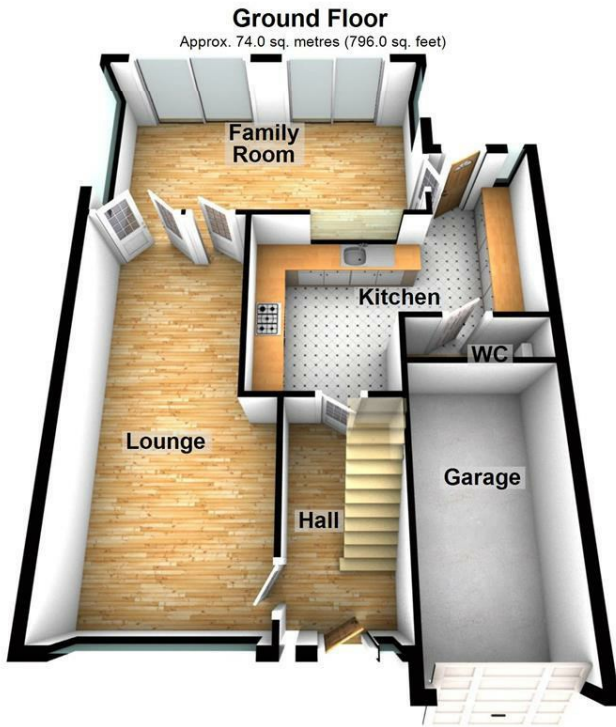
Outside

To the front of the property is a gravelled forecourt providing parking for up to four cars. There is side gated pedestrian access to the rear garden.
The rear garden is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing and there is a timber garden store.

Garage

Single garage with roller door.

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Floor Plan

Ground Floor
Approx. 74.0 sq. metres (796.0 sq. feet)

Family Room

Kitchen

Lounge

WC

Hall

Garage

First Floor
Approx. 54.6 sq. metres (587.8 sq. feet)

Bathroom

Bedroom 1

Landing

Bedroom 2

Bedroom 3

Bedroom 4

Total area: approx. 128.6 sq. metres (1383.8 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.

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Area Map

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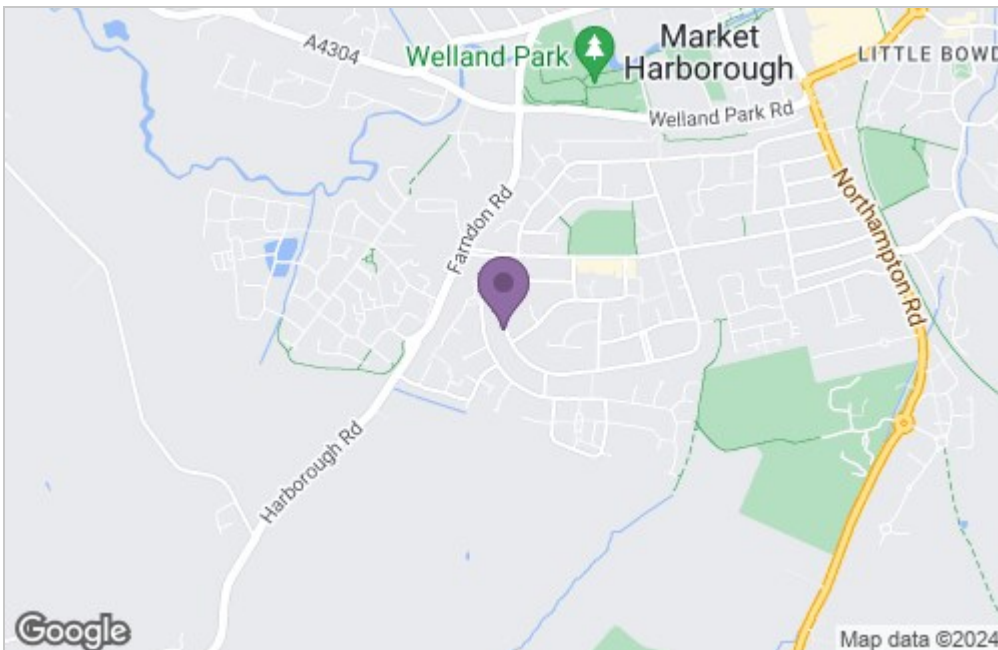
Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC