

## 15 Fairway, Market Harborough, LE16 9QL



**£475,000**

Welcome to this detached dormer bungalow located in the highly sought-after area of Fairway, Market Harborough. The property is superbly placed within walking distance of the town and in easy access to major road and rail links. This superb prospect offers a fantastic opportunity for those looking to create their dream home, with plenty of scope for further cosmetic updating or extension (STPP). As you step inside, you'll notice the excellent proportions and flexible living accommodation that can be tailored to suit your needs. The bungalow boasts a good sized entrance hall, multiple reception rooms, two ground floor bedrooms, a downstairs bathroom, two upstairs bedrooms and an en-suite!

One of the standout features of this property is its well tended and private south-facing garden, perfect for those who enjoy basking in the sun or gardening enthusiasts looking to create a beautiful outdoor space to unwind in. Don't miss out on the chance to make this property your own and create the home you've always dreamed of in this wonderful Market Harborough location!

*Service without compromise*



**Porch 4'6 x 4'6 (1.37m x 1.37m)**



Accessed via a UPVC double glazed front door with double glazed front and side panes. Door into: Entrance hall.

**Entrance Hall**



Doors off to: Lounge, dining room, breakfast kitchen, bedrooms and bathroom. Vertical wall mounted radiator. Telephone point.

**Lounge 15'11 x 11'11 (4.85m x 3.63m)**



Double glazed sliding patio doors into: Conservatory. Electric feature fireplace. Wall lights. TV point. Radiator.

**Conservatory 15'5 x 11'0 (4.70m x 3.35m)**



Of UPVC double glazed construction with 'French' doors and single door out to: Rear garden. Windows to all sides. Ceiling blinds, LED spotlights, wooden laminate flooring and an electric wall mounted radiator.

**Dining Room 11'5 11'5 (3.48m 3.48m)**



UPVC double glazed window to front aspect. Stairs rising to: First floor. Radiator.

**Breakfast Kitchen 12'0 x 11'9 (3.66m x 3.58m)**



Having a selection of fitted base and wall units with a

laminite worktop over and a single bowl stainless steel sink. LED spotlights and under cabinet lighting. There is a gas fed 'Aga' an undercounter fridge and integrated dishwasher with a further space for a freestanding fridge/freezer. UPVC double glazed door to rear garden/decked area and UPVC double glazed windows to rear and side aspect. Tiled flooring.

## Bedroom One 11'5 x 11'0 (3.48m x 3.35m)



UPVC double glazed window to front aspect. Radiator.

## Bedroom Four/Study 8'8 x 8'6 (2.64m x 2.59m)



UPVC double glazed window to side aspect. Telephone point. Radiator.

## Downstairs Bathroom 8'8 x 6'9 (2.64m x 2.06m)



Comprising: Corner shower enclosure, low level WC, bidet and wash hand basin. UPVC double glazed window to side aspect. Extractor. LED spotlights. Airing cupboard. Wall tiling. Shaver socket. Vinyl flooring. Radiator.

## First Floor Landing

Doors off to: Bedrooms.

## Bedroom Two 12'3 x 11'10 (3.73m x 3.61m)



UPVC double glazed window to rear aspect. Door through to: En-Suite. Laminate wooden flooring. Telephone point. Radiator.

## En-Suite Shower Room 6'10 x 6'10 (2.08m x 2.08m)



Comprising: Shower enclosure, low level WC and wash hand basin over a fitted vanity unit. 'Velux' window to front aspect. LED spotlights. Extractor. Wall tiling. Heated towel rail. Vinyl flooring. Access to eaves storage housing



'Worcester' combi boiler and a further eaves storage access door.

## Bedroom Three 13'7 x 7'10 (4.14m x 2.39m)



UPVC double glazed window to rear aspect. Fitted double wardrobe. Laminate wooden flooring. Radiator.

## Outside



The property occupies a generous sized plot with ample off road parking on the block paved driveway to the front with a raised planted border. A pedestrian gate leads through into the Southerly facing garden. There is also a car port area and a single garage with up and over door.

## Rear Garden



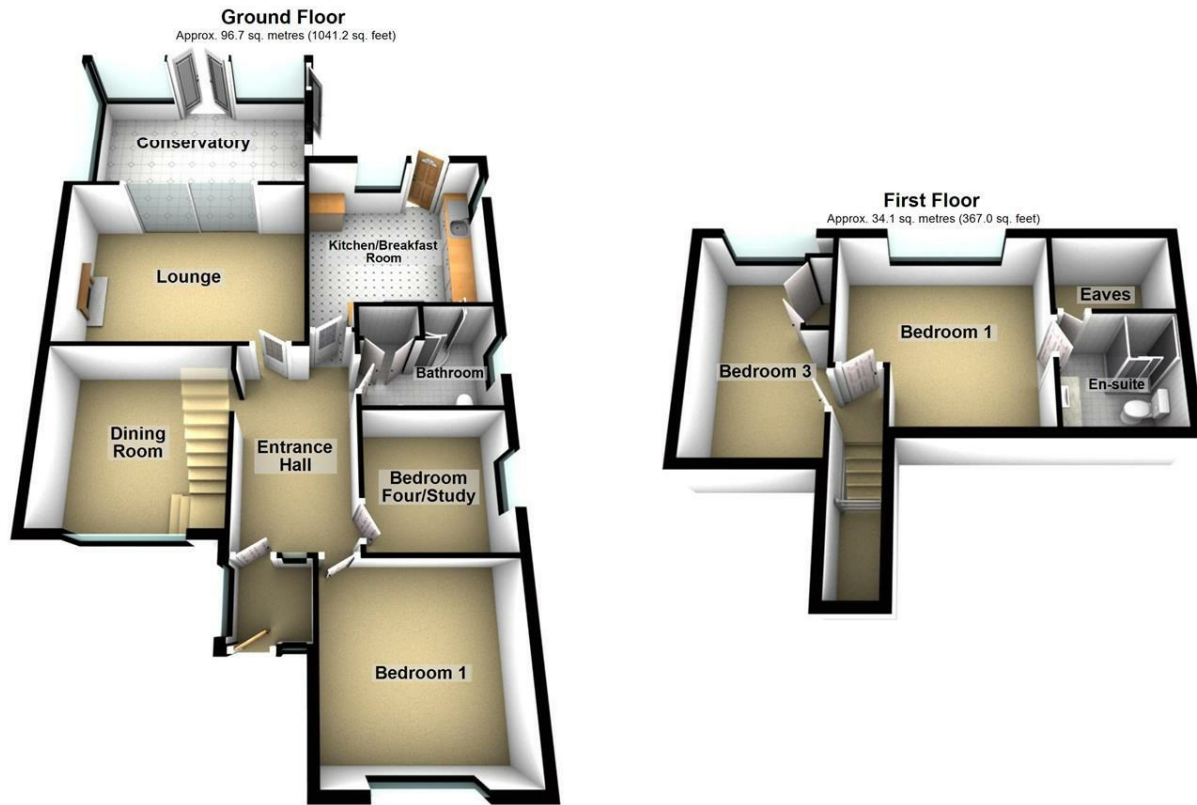
The beautifully kept and extremely private South facing garden has a covered deck, paved patio, lawn, herb border and a variety of further planting borders packed with established planting. Beyond the lawn there is a further garden area sheltered by trees with a wooden summer house. There is also a greenhouse, a wooden shed, outdoor electrical sockets and tap.

## Garage/Bonus Room 15'6 x 7'7 (4.72m x 2.31m)



This great extra space has been superbly utilised as an additional storage and utility area. There is power and light with the added benefit of plumbing for a freestanding washing machine with ample space for further electrical appliances. There is a UPVC double glazed pedestrian door from the rear garden, plasterboard finish and a tiled floor.

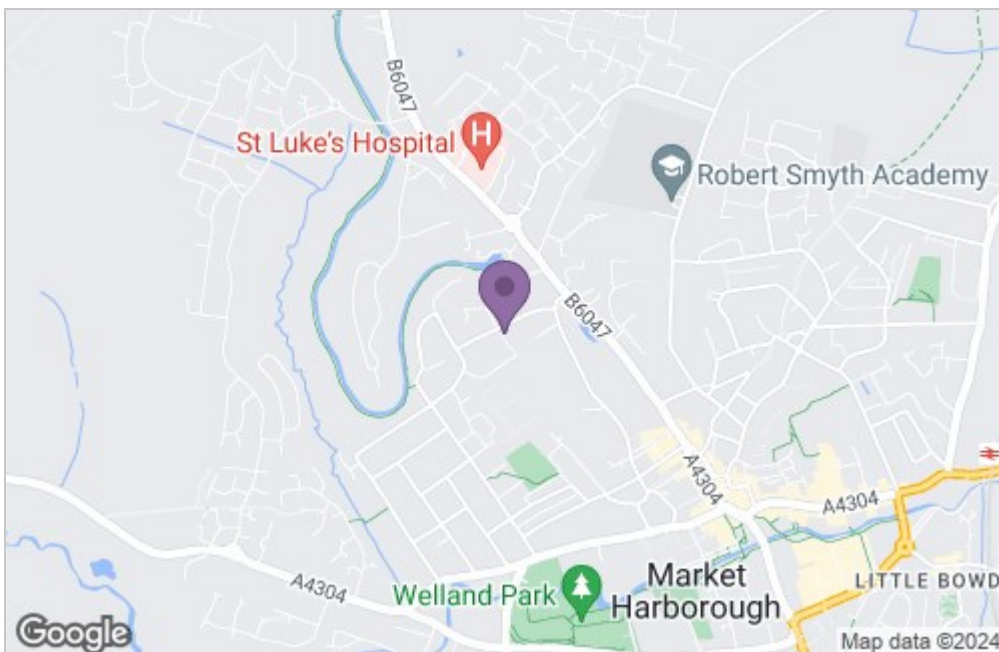
## Floor Plan



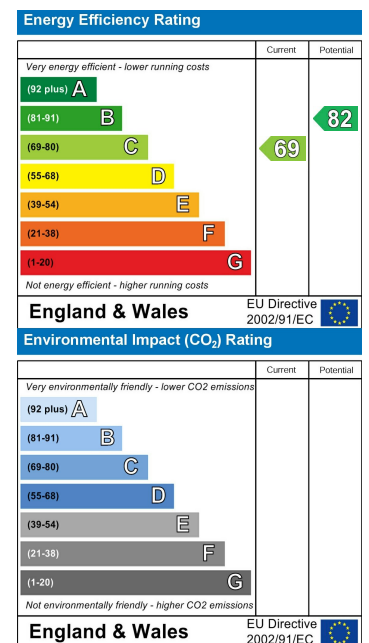
Total area: approx. 130.8 sq. metres (1408.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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