

## 14 Marmion Close, Market Harborough, LE16 9GS



### Offers Over £460,000

A beautifully presented and substantial detached family home, well located in an established residential area towards the Southern edge of town.

The accommodation includes four double bedrooms, master with en-suite shower room, a 19'2" x 11'7" fitted kitchen/diner and separate utility room, living room, downstairs WC and family bathroom. The garden is of a good size, sunny and private, and there is a single garage and parking for several cars.

Offered with the added benefit of no upward chain, an early internal inspection is highly recommended!

*Service without compromise*

## Entrance Hall

Accessed via timber front door. Ceramic tiled flooring. Stairs rising to the first floor. Security alarm system. Telephone point. Doors to rooms.

## Downstairs WC



Low level WC and wash hand basin. Extractor fan. Built in storage cupboard.

## Living Room 15'4" x 12'7" (4.67m x 3.84m)



Double glazed bay window to the front elevation and further double glazed window to the side. Door to walk in under stairs storage cupboard. Television point. Radiator.

## Living Room (Photo 2)



## Kitchen/Diner 19'2" x 11'7" plus bay (5.84m x 3.53m plus bay)

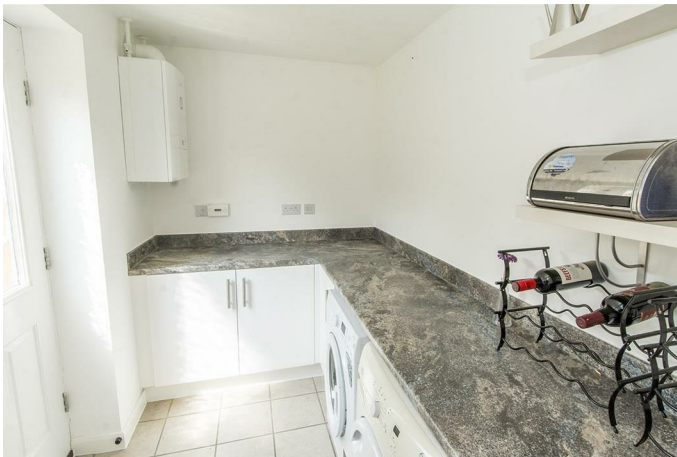


Light and airy room with large bay to the rear and double glazed French doors opening out to the rear garden. Range of white gloss fronted base and wall units. Laminated work surfaces and matching splash backs. Fitted five ring gas hob with stainless steel extractor hood over. Fitted double oven. Fitted automatic dishwasher, fridge and freezer. Ceramic tiled flooring. Stainless steel single sink and drainer. Radiator. Door to:-

**Kitchen/Diner (Photo 2)**



**Utility Room 9'3" x 5'8" (2.82m x 1.73m)**



Fitted base storage units and laminated work surfaces with matching splash backs. Space and plumbing for automatic washing machine. Wall mounted gas fired central heating boiler. Ceramic tiled flooring. Opaque double glazed door leading outside.

**Galleried Landing**



Double glazed window to the side elevation. Timber balustrade. Airing cupboard housing hot water cylinder. Access to insulated loft space. Doors to rooms.

**Bedroom One 12'8" x 12'2" (3.86m x 3.71m)**



Double glazed windows to the front and side elevations. Fitted wardrobes. Radiator. Telephone and television points. Door to:-

(Bedroom One Photo Two)



En-Suite



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

Bedroom Two 11'7" x 10'7" (3.53m x 3.23m)



Double glazed window to the front elevation. Built in wardrobes. Radiator.

(Bedroom Two Photo Two)



**Bedroom Three 10'2" x 9'7" (3.10m x 2.92m)**



Double glazed window to the rear elevation. Built in wardrobes. Radiator.

**Bedroom Four 11'10" x 8'8" (3.61m x 2.64m)**



Double glazed window to the rear elevation. Radiator.

**Bathroom**



Panelled bath. Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Opaque double glazed window.

**Bathroom (Photo 2)**





## Outside



To the front of the property is a small lawn and low hedging. A tarmac drive provides parking for two cars in front of the garage, and 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 private being enclosed by timber lap fencing.

## Outside (Photo 2)

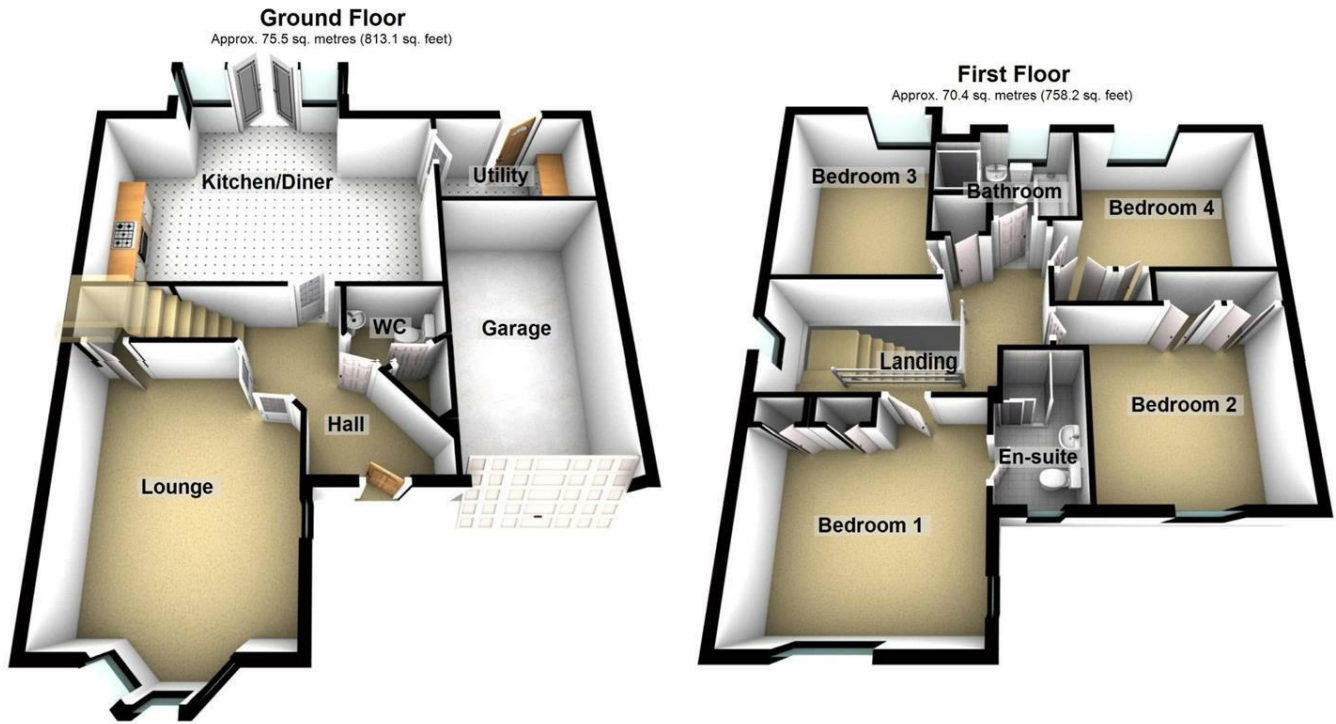


## Garage 17'1" x 9'1" (5.21m x 2.77m)

Single integral garage with up and over door, power and lighting.

## Rear of House

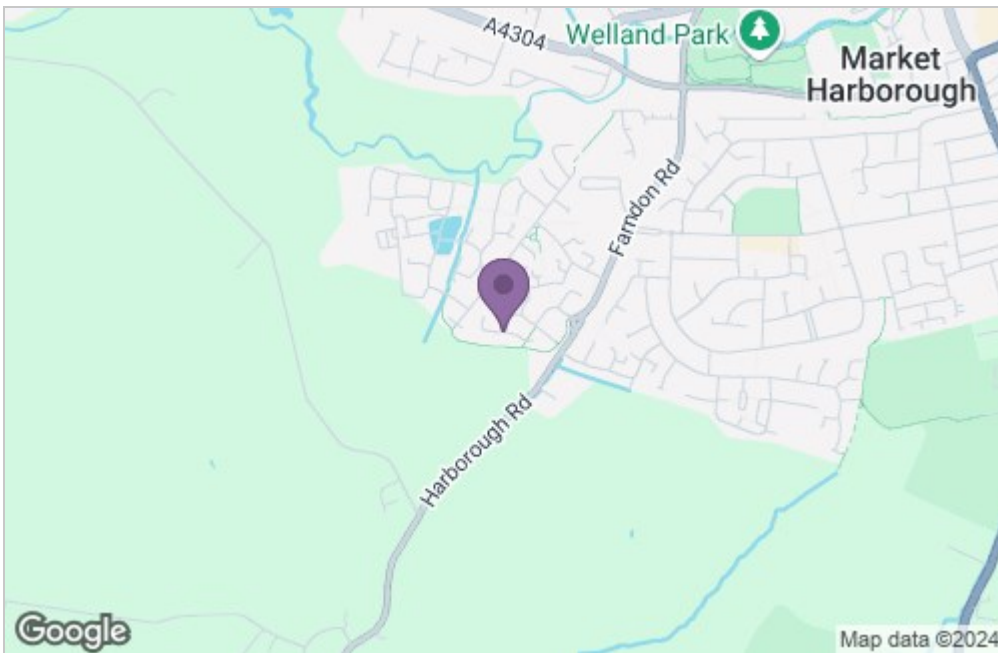
## Floor Plan



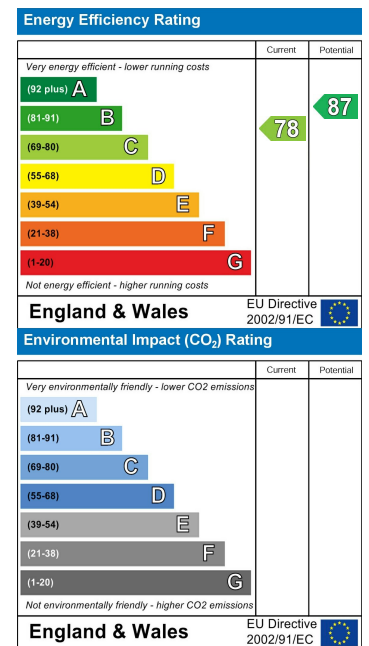
Total area: approx. 146.0 sq. metres (1571.3 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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