

## 7 Montrose Close, Market Harborough, LE16 9LJ



**£320,000**

Nestled in Montrose Close of Market Harborough, this semi-detached bungalow is a hidden gem waiting to be discovered. As you step inside, you'll be pleasantly surprised by the deceptively spacious layout, offering ample room for comfortable living. Situated in a peaceful cul-de-sac, this property offers a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking for a new family home or a retirement spot, this bungalow has the potential to cater to your needs. The large reception room is perfect for hosting gatherings with friends and family, while the well-appointed kitchen/diner provides a lovely space to prepare and enjoy delicious meals. With three bedrooms, there's plenty of space for relaxation and privacy. One of the standout features of this superb home is the good sized and extremely private rear garden offering multiple seating areas, lawn, allotment area and a handy wooden shed ideal for storage or a workshop area. Viewing comes highly recommended to truly appreciate all this great home has to offer!

*Service without compromise*



## Entrance Hall

Accessed via a UPVC double glazed front door. Doors off to: Rooms. A selection of fitted storage cupboards and cupboard housing boiler. Loft hatch access. LVT flooring. Radiator.

## Lounge Area 13'9 x 12'1 (4.19m x 3.68m)



Having a gas feature fireplace with brick-built surround. TV point. Radiator. Opening through to:

## Dining Area 10'10 x 7'9 (3.30m x 2.36m)



Double glazed sliding patio doors out to: Rear garden. Radiator.

## Kitchen/Breakfast Room 12'6 x 10'0 (3.81m x 3.05m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor, space for a freestanding fridge/freezer and a further space with plumbing for a freestanding washing machine. UPVC double glazed window to rear aspect. Door out to: Rear porch. LVT flooring. Telephone point. Radiator.

## Rear Porch 5'0 x 4'8 (1.52m x 1.42m)



Of UPVC double glazed construction with double doors out to: Rear garden. Tiled flooring.

**Bedroom One 13'7 x 10'11 (4.14m x 3.33m)**



UPVC double glazed window to front aspect. A selection of fitted wardrobes. Radiator.

**Bedroom Two 9'7 x 8'1 (2.92m x 2.46m)**



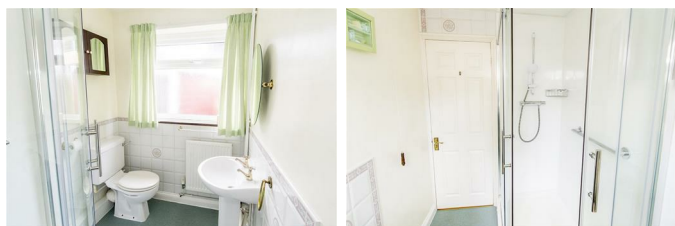
UPVC double glazed window to front aspect. Radiator.

**Bedroom Three 7'9 x 7'9 (2.36m x 2.36m)**



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

**Bathroom 7'7 x 5'2 (2.31m x 1.57m)**



Comprising: Large corner shower enclosure with feature aqua boarding, low level WC and wash hand basin. UPVC double glazed window to side aspect. 1/2 wall tiling, non-slip vinyl flooring and radiator.

## Outside



The property occupies a peaceful and pleasant position tucked away in a cul-de-sac location. There is off road parking for two vehicles to the front with access to the garage and pedestrian gated access to the rear. The delightful and well tended rear garden is extremely private offering multiple paved and gravel seating areas, lawn, allotment planters and a variety of established planting. There is also a handy wooden shed that could be used as extra storage or a workshop.



## Parking & Garage



The detached garage has an up and over door, power and light with the benefit of a side pedestrian door.

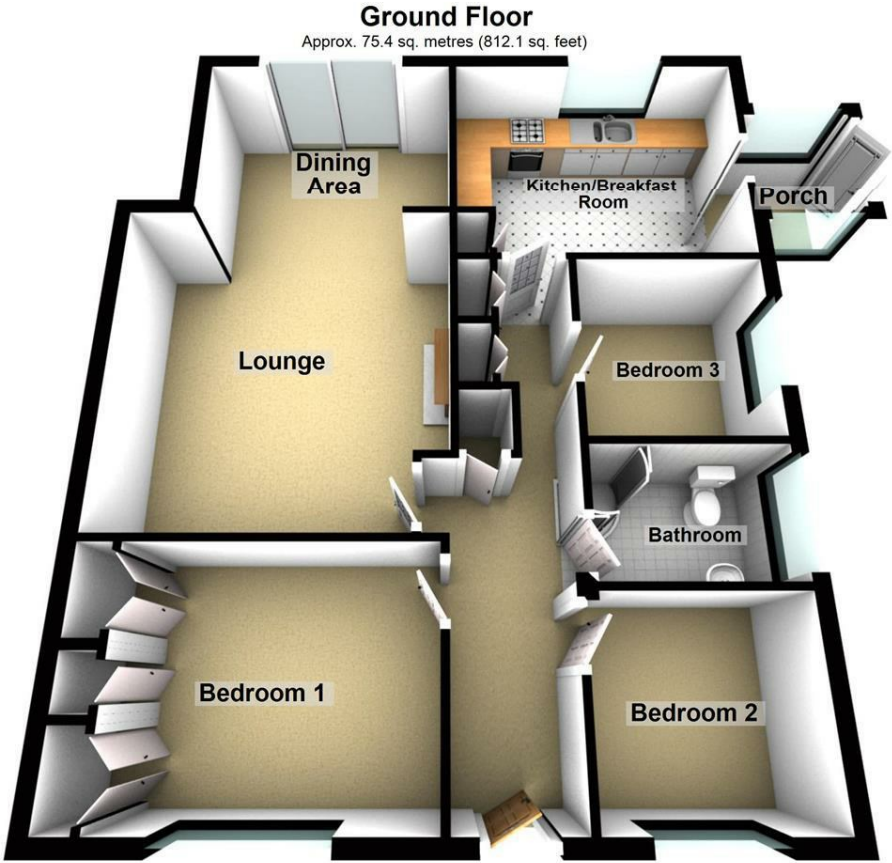
## Rear Aspect



## Ramp (Entrance)

Can be removed if necessary.

Floor Plan



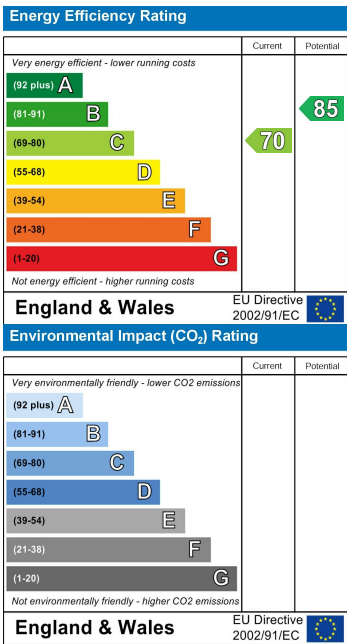
Total area: approx. 75.4 sq. metres (812.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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