

14 Northleigh Grove, Market Harborough, LE16 9QX



£345,000

Welcome to this sizeable property located in the popular road of Northleigh Grove, Market Harborough. This deceptively spacious three/four bedroom chalet-style semi-detached home offers flexible accommodation, perfect for a growing family, downsizers or those who love to entertain! Situated within walking distance to the town, this property not only provides convenience but also a peaceful retreat away from the hustle and bustle. The sought-after location ensures that you are close to all amenities, schools, and transport links, making it an ideal place to call home. With scope for further improvements, this property allows you to put your own stamp on it and create the home of your dreams. Whether you are looking to expand the living space, modernise the kitchen, or create a beautiful outdoor area, the possibilities are endless. Don't miss out on this fantastic opportunity to own a property in such a desirable location with the potential to tailor it to your own tastes and needs. Book a viewing today and start envisioning the life you could create in this wonderful home.

Service without compromise

Porch

Accessed via a UPVC double glazed front door. UPVC double glazed windows to front and side aspect. Sliding doors through to: Entrance hall.

Entrance Hall 10'5 x 9'10 (3.18m x 3.00m)



The spacious double height entrance hall has doors leading off to: Lounge/diner, study and wet room. Stairs up to: First floor. Large under stairs storage cupboard with radiator. Low level under stairs cupboard. Radiator.

Bedroom Four/Study 9'10 x 7'8 (3.00m x 2.34m)



UPVC double glazed bay window to front aspect. Wall lighting. TV point. Radiator.



Wet Room 7'4 x 5'8 (2.24m x 1.73m)



Comprising: Walk-in shower with non-slip wet room flooring, low level WC and wash hand basin within a fitted vanity unit with cupboard storage. Extractor. Wall tiling throughout. Chrome heated towel rail.



Lounge/Diner 25'1" x 11'0" (7.65m x 3.35m)



A superb open plan living space providing ample space for friends and family.

Dining Area



Door through to: Kitchen. Wall lighting. Open fireplace with brick surround. TV and telephone point. Radiator.

Lounge Area



Double glazed sliding patio doors out to: Rear garden. UPVC double glazed window to side aspect. TV point. Radiator.

Kitchen 10'9 x 7'4 (3.28m x 2.24m)



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 freestanding electric top cooker with extractor over and space for an under counter fridge/freezer. UPVC double glazed window to rear aspect. Door through to: Utility. Vinyl flooring.



Utility Room 9'8 x 8'7 (2.95m x 2.62m)



Having a selection of fitted base and wall units with a laminate worktop over. There is space and plumbing for a

freestanding washing machine with a further space for a freestanding tumble dryer. UPVC Double glazed door out to: Rear garden. UPVC double glazed window to rear aspect. Door through to: Garage. Tiled and vinyl flooring. Radiator.

Landing



Doors off to: Bedrooms and WC.

Bedroom One 14'4 x 10'8 (4.37m x 3.25m)



UPVC double glazed window to front aspect. Access to eaves storage. Radiator.

Bedroom Two 17'1 x 9'8 (5.21m x 2.95m)



UPVC double glazed windows to front and rear aspects. Access to eaves storage. TV point. Radiator.



Bedroom Three 9'9 x 7'4 (2.97m x 2.24m)



UPVC double glazed window to rear aspect. Radiator.



Upstairs WC



Comprising: Low level WC and wash hand basin. Loft hatch access. Extractor.

Outside & Garage



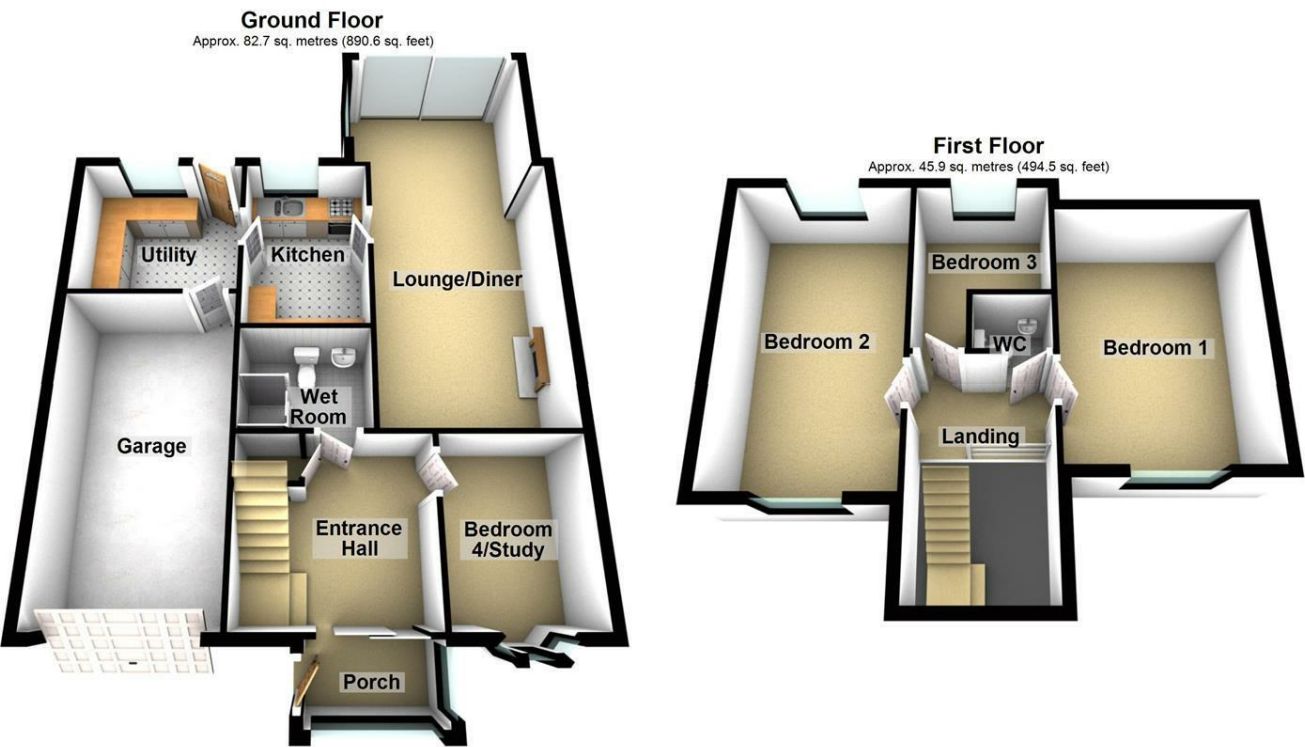
The property occupies a pleasant position on a generously sized plot. The large frontage is laid to block paving providing ample parking for multiple vehicles. The garage has an electric up and over door with the benefit of a pedestrian door within. Within the garage there are multiple electrical sockets and lighting with the internal door leading through to the Utility room. The delightful South East facing garden is partially walled having lapped wooden fencing to the rear boundary. The extensive paved patio is a great entertaining area and a real sun-trap with steps leading down to the manageable lawn border by established trees, shrubbery and planting.



Rear Aspect



Floor Plan

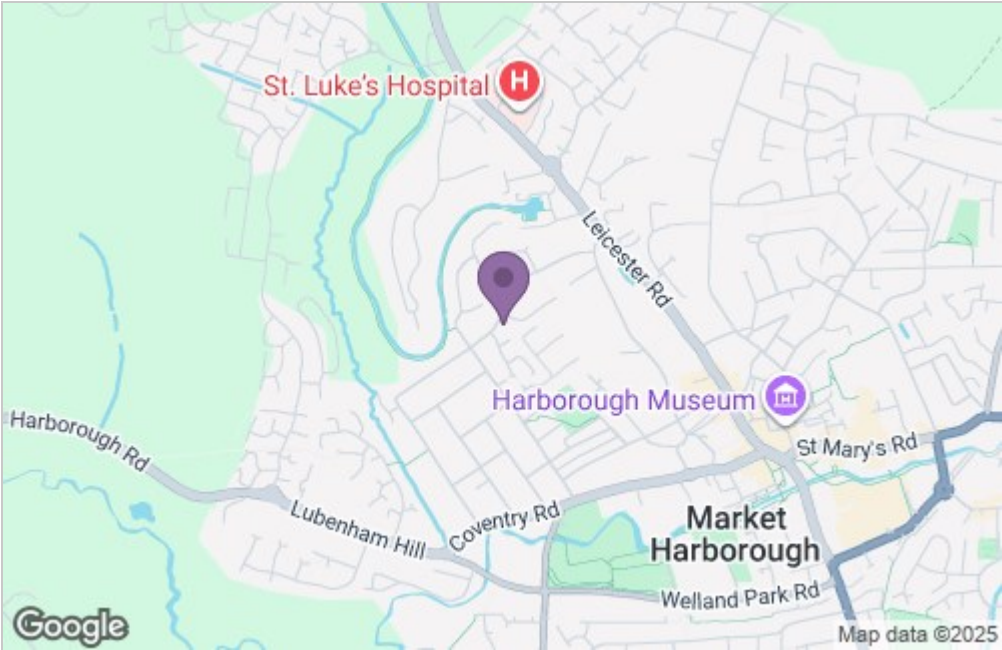


Total area: approx. 128.7 sq. metres (1385.1 sq. feet)

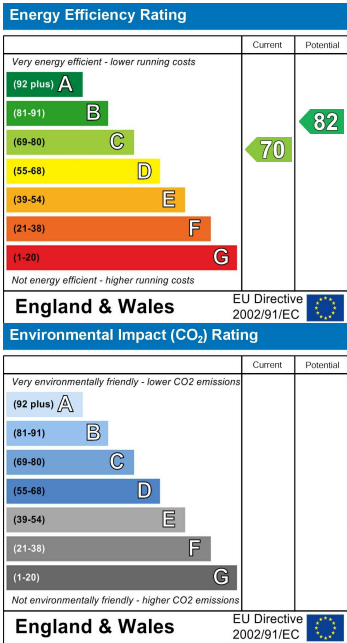
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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