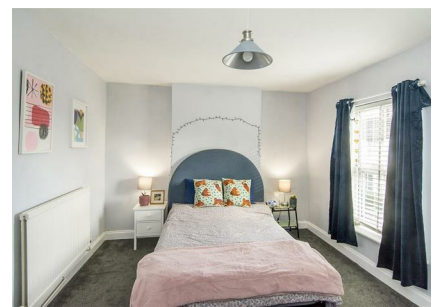


45 Kings Road, Market Harborough, LE16 7JU



Offers Over £230,000

Nestled on the quiet Kings Road in Market Harborough, this charming end-terrace house offers an excellent opportunity for first-time buyers or savvy investors. Spanning 592 square feet, the property features two generously sized bedrooms and an upstairs bathroom, making it a perfect choice for those seeking a practical living space.

Upon entering, you're greeted by a cozy reception room with an open fire, setting a welcoming tone for the rest of the home. The heart of the property is the spacious kitchen/diner, beautifully presented and ideal for both everyday living and entertaining. Its open layout creates a warm and inviting atmosphere, perfect for family gatherings or peaceful evenings in.

One of the standout features of this property is the gated off-road parking for up to two vehicles—a rare find in such a central location. The house is conveniently located within walking distance to Market Harborough's vibrant town centre, offering a variety of shops, cafes, local amenities, and a train station.

With NO CHAIN, this home is ready for you to move in and make it your own. Whether you're stepping onto the property ladder for the first time or looking for a promising investment, this well-presented home on Kings Road is not to be missed!

ADAMS & JONES

Lounge 14'0 x 10'10 (4.27m x 3.30m)



Accessed via a UPVC double glazed front door. UPVC double glazed window to front aspect. Stairs rising to: First floor. Open fireplace. TV and telephone point. Radiator. Opening through to:

Kitchen/Diner 14'0 x 9'11 (4.27m x 3.02m)



Having ample fitted cabinets, worktop space and room for a four seater dining table overlooking the rear garden.

Kitchen Area

Having a selection of fitted base and wall mounted units having a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single electric fan assisted oven, four ring gas hob, extractor, space for a freestanding fridge/freezer and space with plumbing for a freestanding washing machine. The kitchen area has a feature tiled splash back, tiled flooring, LED spot lighting, a UPVC double glazed window to rear aspect and a UPVC double glazed door out to: Rear garden.

Dining Area

UPVC double glazed window to rear aspect. Access to the under stairs storage cupboard. USB plug sockets.

First Floor Landing

Doors off to: Bedrooms and bathroom.

Bedroom One 14'0 x 10'10 (4.27m x 3.30m)



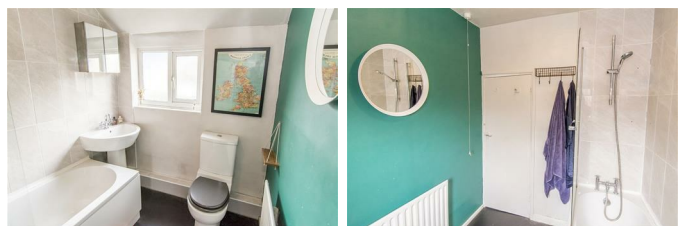
UPVC double glazed window to front aspect. Built-in cupboard over the bulk head of the stairs. Radiator.

Bedroom Two 10'3 x 7'5 (3.12m x 2.26m)



UPVC double glazed window to rear aspect. Loft hatch access. Built-in airing cupboard housing the combi boiler. Radiator.

Bathroom 7'5 x 6'2 (2.26m x 1.88m)



Comprising: Panelled bath with mixer tap shower over, low level WC and wash hand basin. There is a UPVC double glazed window to the rear aspect, wall tiling to bath/shower area, vinyl flooring and a radiator.



Outside



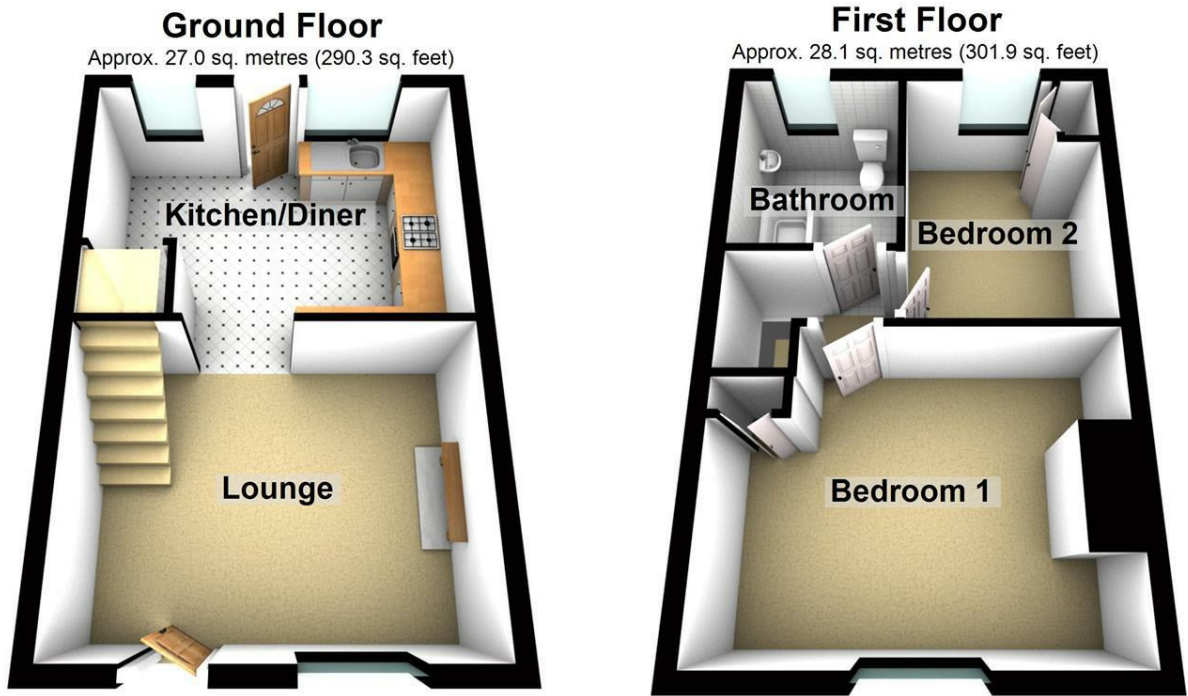
The property benefits from a good sized plot in an extremely central, yet peaceful location. Only a stones throw from the town centre, abundance of amenities and train station with high speed links to London St Pancras. A front pedestrian gate leads through to the rear garden, which is of a good size being extremely low maintenance having block paving, raised wooden sleeper planted border and is completely enclosed creating a great amount of privacy.

Garage & Parking



A true rarity for this style of home is the off road parking for up to two vehicles in tandem, accessed via the rear of the property through double wooden gates, There is also a purpose built detached garage with double doors and side window. This highly useful space is great additional storage or could be used as a home office (subject to the necessary consents).

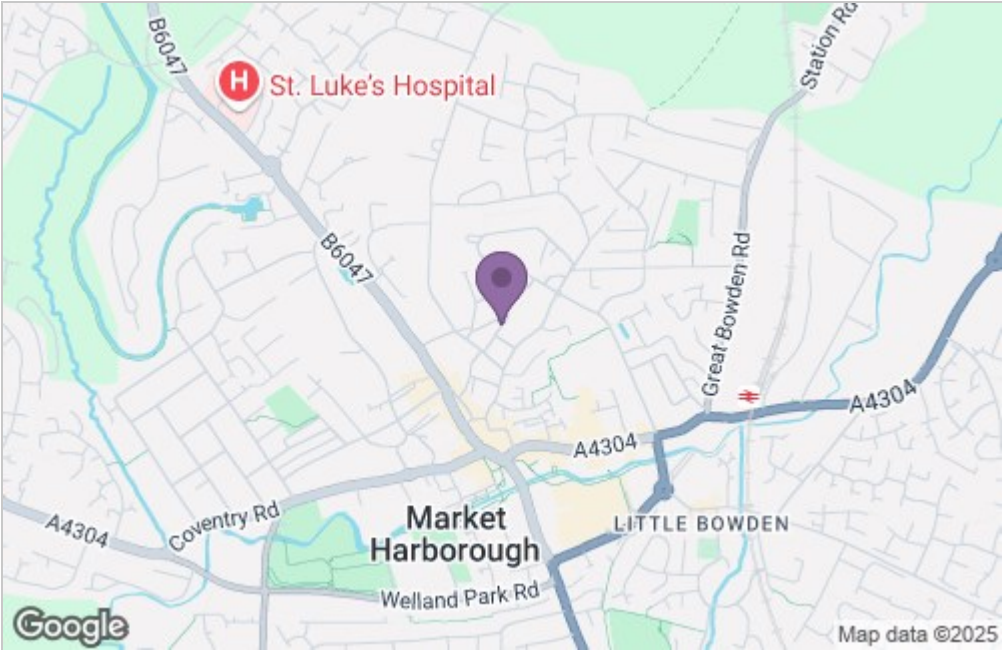
Floor Plan



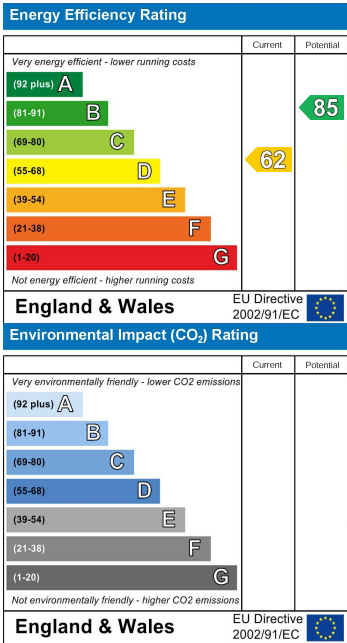
Total area: approx. 55.0 sq. metres (592.3 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise