

## 1 Overdale Close, Market Harborough, LE16 8FD



### Offers Over £450,000

Welcome to Overdale Close, Market Harborough - a stunning property that offers the perfect blend of space, comfort, and convenience. This delightful house boasts multiple reception rooms, ideal for entertaining guests or simply relaxing with your family and having four/five spacious bedrooms and three bathrooms, there is ample room for everyone to enjoy their own space and privacy.

With the multiple living areas, you'll have the freedom to create different spaces for various activities, whether it's a cosy reading nook or a vibrant play area for the little ones. The four/five bedrooms offer versatility, allowing you to use the extra room as a home office, guest room, or even a hobby space.

Situated in a superb cul-de-sac location, this property is perfect for those seeking a peaceful and safe environment. The flexible layout of this home makes it an ideal choice for a growing family looking for a comfortable and accommodating living space.

One of the standout features of this property is its proximity to the town and station, making commuting or running errands a breeze. Imagine being able to walk to the town centre or catch a train within minutes - the convenience is unparalleled. Viewing is highly recommended!



## Entrance Hall



Accessed via a double glazed front door. Doors off to: Lounge, kitchen, downstairs bedroom/reception and WC. Stairs rising to: First floor. Understairs cupboard. Radiator.

## WC



UPVC double glazed window to front aspect. Low level WC and wash hand basin. Tiled walls and flooring.

## Lounge 20'0 x 12'7 (6.10m x 3.84m)



UPVC double glazed bay window to front aspect. Oak double doors leading through to: Dining room. Multi-fuel

burner with wooden surround. Wall lighting. TV and telephone point. 2 x Radiators.

## Dining Room 11'11 x 10'3 (3.63m x 3.12m)



UPVC double glazed 'French' doors out to: Rear garden. LVT flooring. Radiator.

## Breakfast/Kitchen 18'11 x 13'6 (5.77m x 4.11m)

### Kitchen Area



UPVC double glazed window to rear aspect. Having a selection of contemporary fitted base and wall units with a laminate worktop over and a 1 1/2 ceramic sink with drainer with hot tap. There is a high level double oven, induction hob, extractor and an integrated dishwasher. The kitchen area has LED spotlights, USB sockets, LVT flooring and a radiator.

## Sitting/Dining Area



UPVC double glazed 'French' doors out to: Rear garden. TV point. LVT flooring. Radiator. Door through to: Utility.

## Utility Room 8'7 x 5'8 (2.62m x 1.73m)



UPVC double glazed door out to: Side passage. Having a selection of fitted base and wall units with a laminate worktop over. There is space and plumbing for a freestanding washing machine, space for a tumble dryer and a further space for a freestanding fridge/freezer. LED spotlights. Boiler. Vinyl flooring. Radiator.

## Bedroom Five/Reception Room 12'3 x 8'7 (3.73m x 2.62m)



UPVC double glazed window to front aspect. LED spotlights. TV point. Radiator.

## Downstairs Shower Room 8'7 x 3'11 (2.62m x 1.19m)



Comprising: Shower enclosure, low level WC and wash hand basin. LED spotlights. Wall tiling. Tiled flooring.

## Landing

Doors off to: Bedrooms and bathroom. Loft hatch access with drop down ladder. The loft area is partially boarded.

## Bedroom One 14'8 x 11'9 (4.47m x 3.58m)



UPVC double glazed window to front aspect. Built-in wardrobes. TV point. Radiator. Door to: En-Suite.



**En-Suite 7'9 x 4'11 (2.36m x 1.50m)**



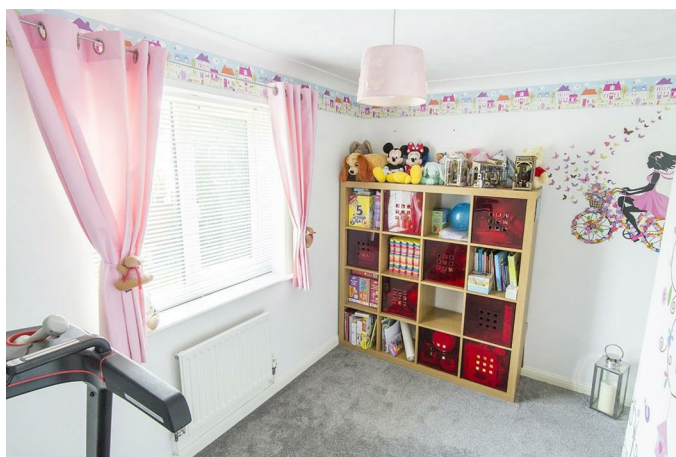
Comprising: 'L' shaped bath with mixer tap and shower over, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. Feature floor and wall tiling throughout. Chrome heated towel rail.

**Bedroom Two 10'2 x 9'1 (3.10m x 2.77m)**



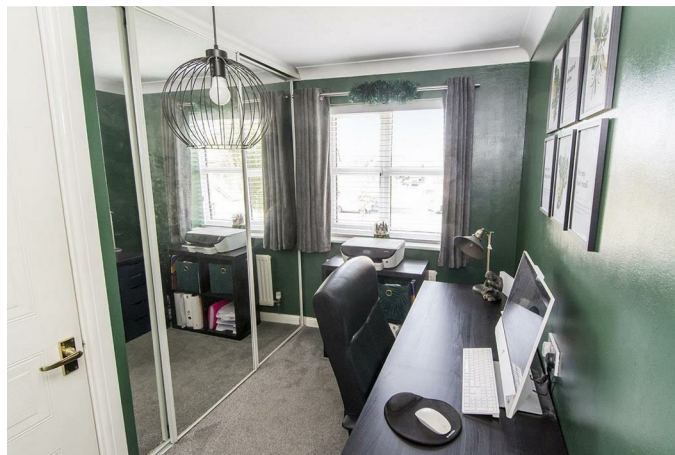
UPVC double glazed window to rear aspect. Built-in wardrobes. Radiator.

**Bedroom Three 10'8 x 10'2 (max) (3.25m x 3.10m (max))**



UPVC double glazed window to rear aspect. Radiator.

**Bedroom Four 11'7 x 8'1 (3.53m x 2.46m)**



UPVC double glazed window to front aspect. Built-in wardrobes with sliding mirrored doors. Storage cupboard over stairs. Radiator.

**Bathroom 7'1 x 6'1 (2.16m x 1.85m)**



Comprising: Panelled bath with mixer tap and shower over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Floor and wall tiling. Radiator.

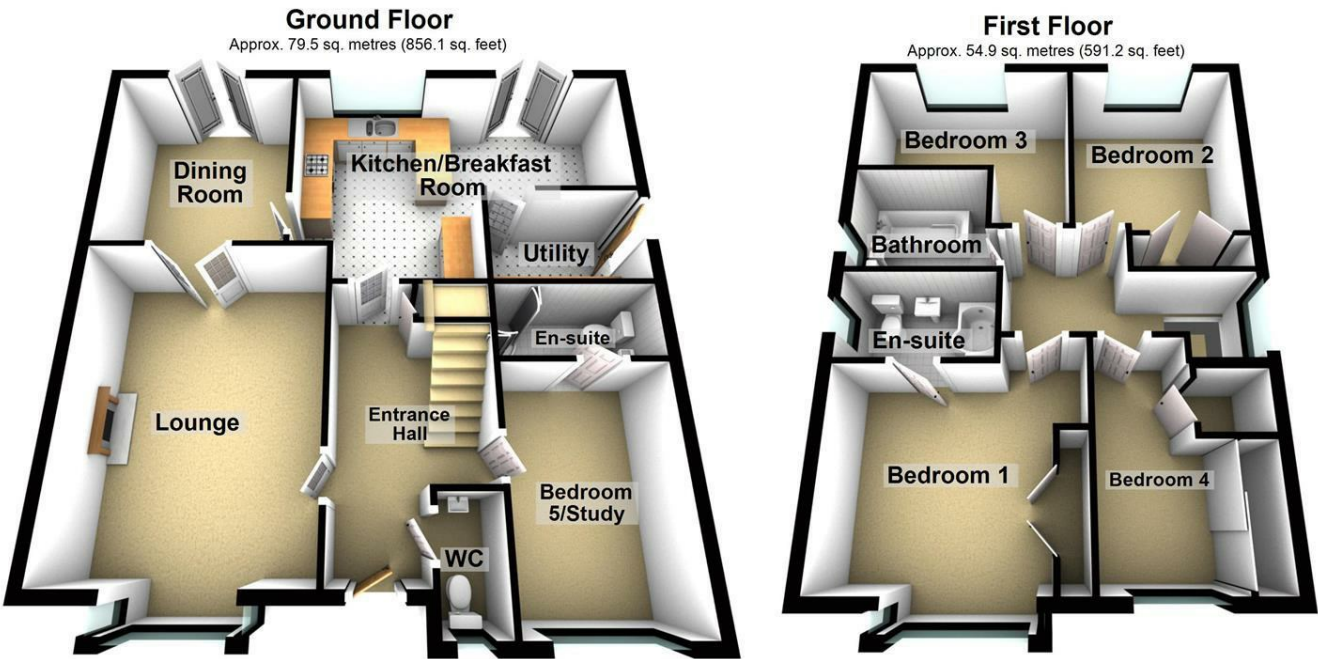
**Outside**





The property benefits from a good sized corner plot with an open outlook to the front down the peaceful cul-de-sac. There is ample off road parking for multiple vehicles on the gravel driveway, a well tended front lawn and raised wooden planters. Gated pedestrian access to either side of the property into the rear. The delightful rear garden offers a decked seating area, lawn, well established shrubbery and planting with the added benefits of a wooden shed, bin store, electrical socket and tap!

Floor Plan

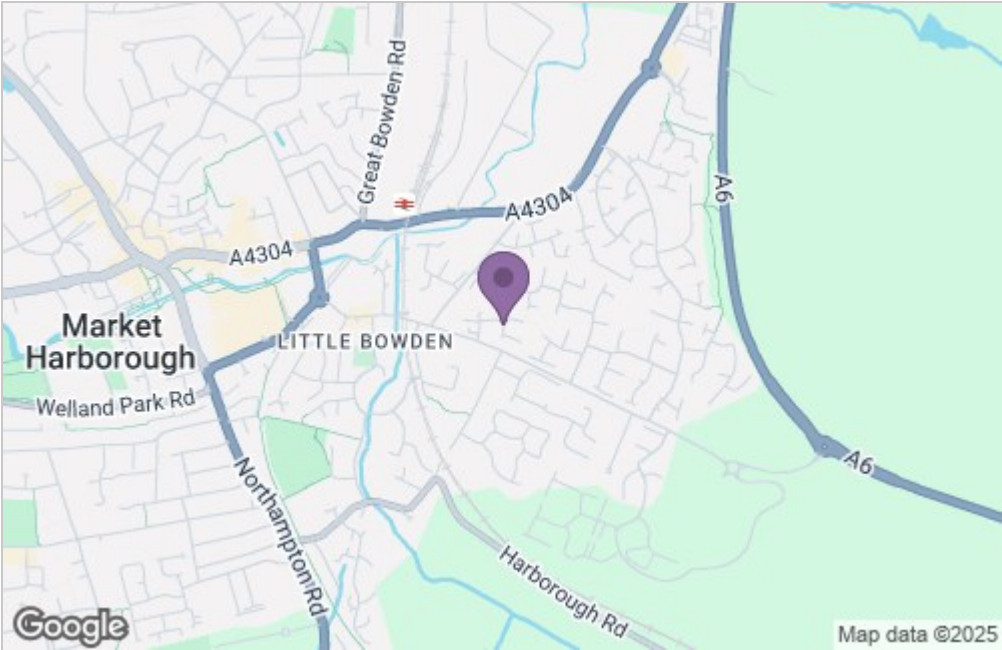


Total area: approx. 134.5 sq. metres (1447.2 sq. feet)

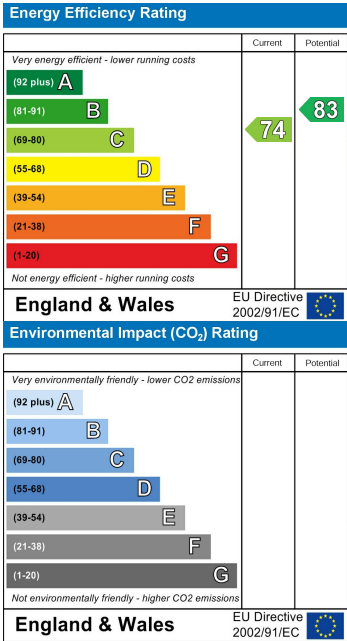
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise