

17 Fairfax Road, Market Harborough, LE16 9JT



Offers Over £300,000

A substantial and well presented semi detached family home situated on a wide established street with multi vehicle parking. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, modern fitted kitchen/diner, rear lobby, downstairs WC, utility room, landing, three bedrooms and family bathroom. The larger than average rear garden is a particular feature.

Entrance Hall

Accessed via opaque double glazed front door. Stairs rising to the first floor with under stairs storage cupboard. Radiator. Storage cupboard. Double glazed window to the side elevation. Timber doors to lounge/diner and kitchen/breakfast room.

Lounge/Diner 14'11" x 10'11" (4.55m x 3.33m)



Double glazed window to the front elevation. Feature fitted 'living flame' coal effect gas fire and surround. Radiator. Television point.

Lounge/Diner (Photo 2)



Kitchen/Breakfast Room 18'4" x 9'11" (5.59m x 3.02m)



Modern range of fitted base and wall units with laminated work surfaces and complementary tiled splash backs. Fitted automatic dishwasher. Space and point for gas cooker with stainless steel extractor hood over. Stainless steel single sink and drainer. Airing cupboard housing lagged hot water tank. Storage cupboard and under stairs storage cupboard. Double glazed window to the rear aspect. Double glazed French doors opening out to the rear garden. Door to:-

Kitchen/Breakfast Room (Photo 2)



Rear Lobby

Double glazed doors to front and rear. Doors to WC and utility room.

Downstairs WC

Wash hand basin and low level WC. Wall mounted gas fired central heating boiler.

Utility Room 9'9" x 5'8" (2.97m x 1.73m)



Range of fitted base and wall units. Laminated work surfaces. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Radiator. Double glazed window to the rear aspect.

First Floor Landing

Timber balustrade. Doors to rooms.

Bedroom One 11'11" x 10'11" (3.63m x 3.33m)



Double glazed window to the front aspect. Built in wardrobe. Radiator.

Bedroom Two 14'4" x 9'11" (4.37m x 3.02m)



Double glazed window to the rear aspect. Radiator. Built in wardrobe.

Bedroom Three 9'4" x 7'8" (2.84m x 2.34m)



Double glazed window to the side elevation. Over stairs fitted wardrobe. Radiator.

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Radiator. Complementary tiling. Opaque double glazed window.

Outside



To the front of the property is a gravelled forecourt providing parking for up to four cars. It is bordered by timber lap fencing and hedging.

The rear garden is of a good size and private, being enclosed by timber lap fencing. It is laid mainly to lawn with a paved patio area and two large garden stores.

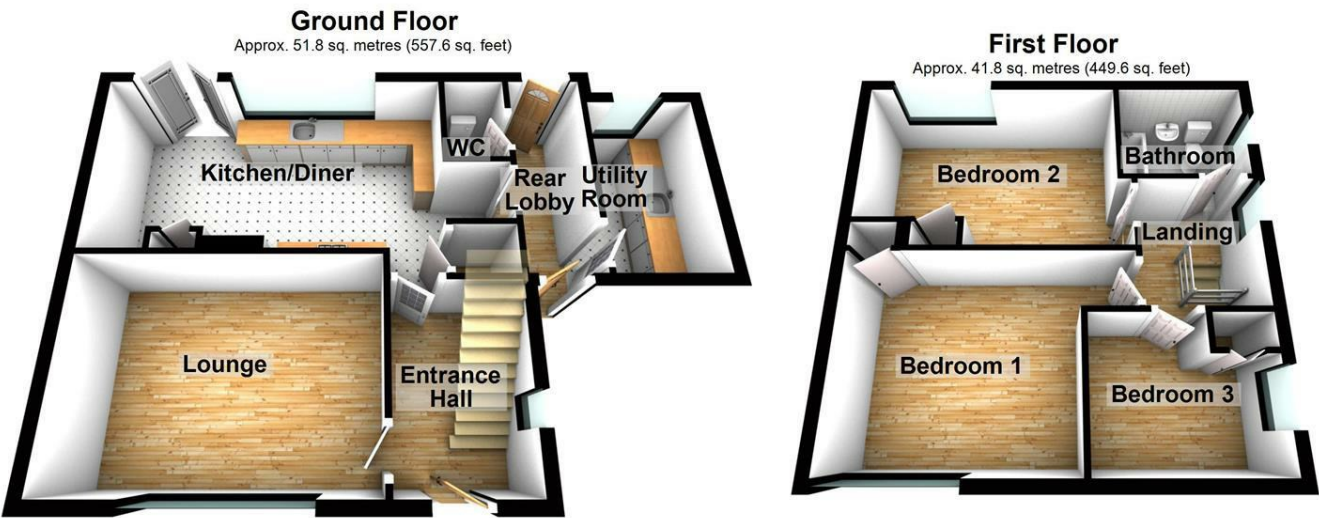
Outside (Photo 2)



Outside Front



Floor Plan



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)

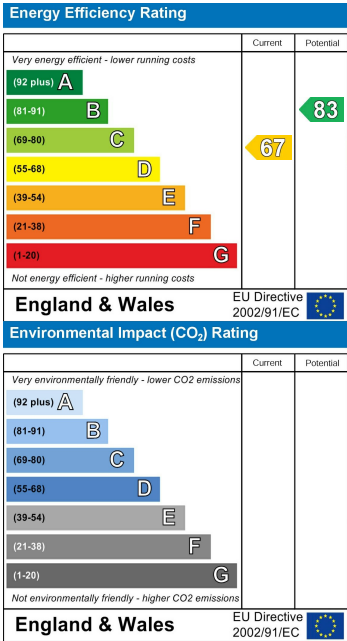
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise