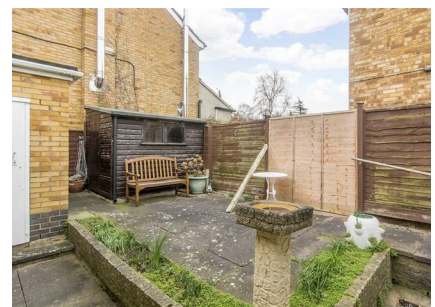


73 Hammond Way, Market Harborough, LE16 7JW



Offers Over £325,000

A substantial detached bungalow situated on a corner plot in one of the most sought after areas of town. The gas centrally heated and double glazed accommodation has been well maintained but requires some updating as reflected within the highly competitive asking price. The accommodation briefly comprises: Porch, entrance hall, 23'1" x 13'11" lounge/diner, kitchen/breakfast room, inner hall, three double bedrooms, shower room, rear hall, workshop and garage. There is parking for several cars and private rear garden. THE PROPERTY IS OFFERED WITH NO UPWARD CHAIN.

Service without compromise

Porch

Accessed via upvc front door. Double glazed window to the side. Hardwood door to:-

Entrance Hall

Opaque glazed door to the lounge/diner. Opaque glazed door to spacious walk in storage cupboard.

Lounge / Diner 23'1" x 13'11" max (7.04m x 4.24m max)



Two double glazed windows to the front elevation and further double glazed window to the side elevation. Fitted gas fire with stone surround and timber mantle. Four wall lights. Two radiators. Television point. Opaque glazed door to inner hall and door to:-

(Lounge / Diner Photo Two)



Kitchen/Breakfast room 12'11" x 11'7" (3.94m x 3.53m)



Range of fitted wood trim base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted gas cooker. Stainless steel sink and drainer. Radiator. Gas fired central heating boiler. Double glazed window to the rear. Window and opaque glazed door to the rear porch.

(Kitchen Photo Two)



Rear Porch 10'3" x 4'0" (3.12m x 1.22m)



Double glazed window to the rear and further window to the side. Shelved storage cupboard and further walk in storage cupboard. Hardwood door to the rear garden.

Inner Hall

Airing cupboard housing lagged hot water tank. Access to loft space. Doors to rooms.

Bedroom One 13'0" x 10'11" (3.96m x 3.33m)



Double glazed window to the side elevation. Radiator. Television point.

(Bedroom One Photo Two)



Bedroom Two 11'4" x 10'11" (3.45m x 3.33m)



Double glazed window to the side elevation. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 11'9" x 8'0" (3.58m x 2.44m)



Double glazed window to the side elevation. Radiator. Door to workshop.

(Bedroom Three Photo Two)



Workshop 15'5" x 7'6" (4.70m x 2.29m)



Dual aspect windows. Power and lighting. Door leading outside.

Bathroom



Shower cubicle with electric shower fitment. Bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window.

(Bathroom Photo Two)



(Rear Garden Photo Two)



Rear Garden



Small paved and stepped rear garden enclosed by timber lap fencing and to include a timber garden store. Gated pedestrian access to the front.

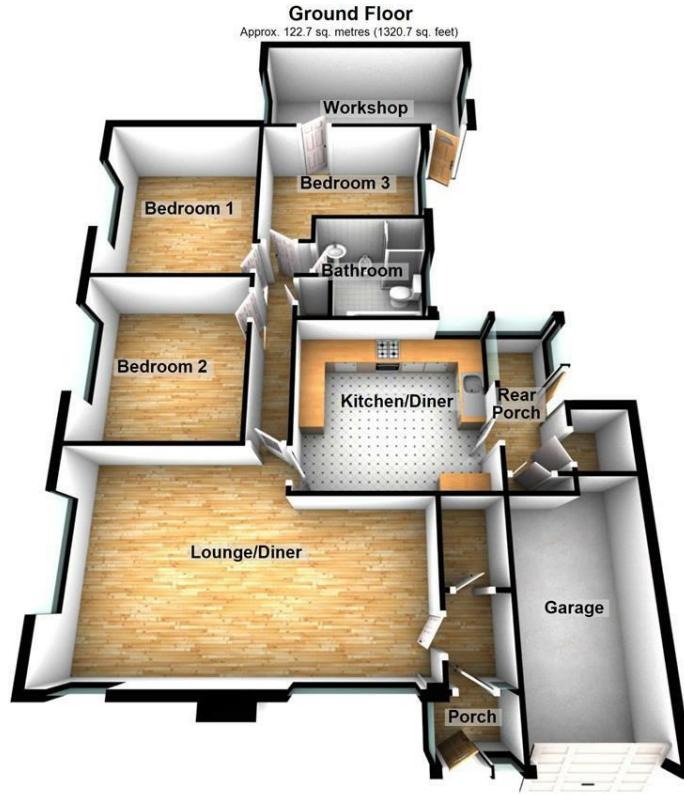
Garage

Integral to the main house with roller door, power and lighting.

Front And Side Gardens

To the front of the property is a paved area providing parking for two cars. The gardens extend to the front and side of the house and have been designed for easy maintenance being mainly gravelled with herbaceous plants.

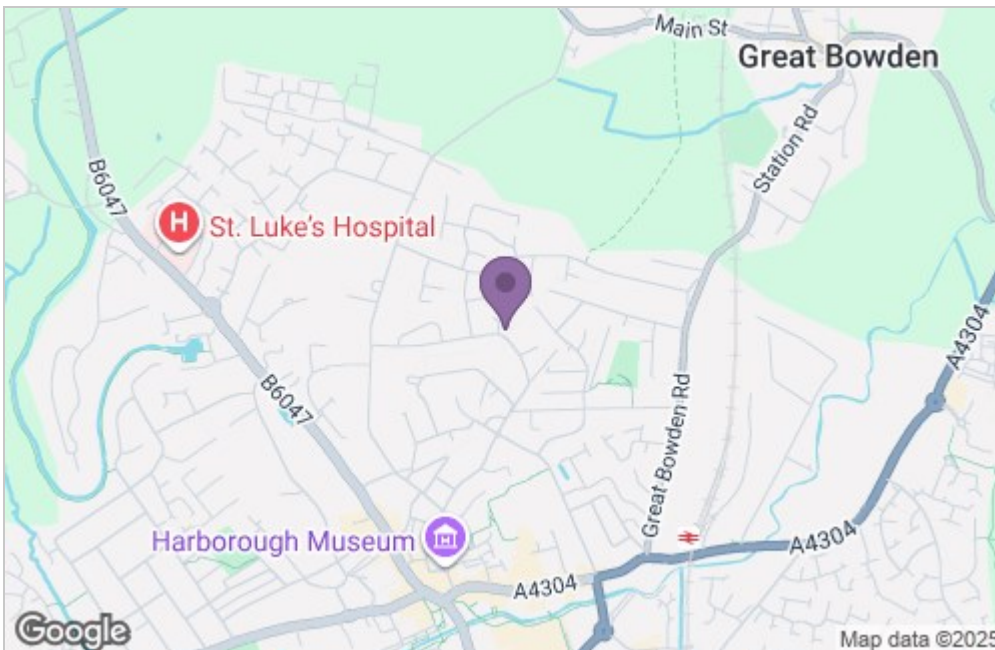
Floor Plan



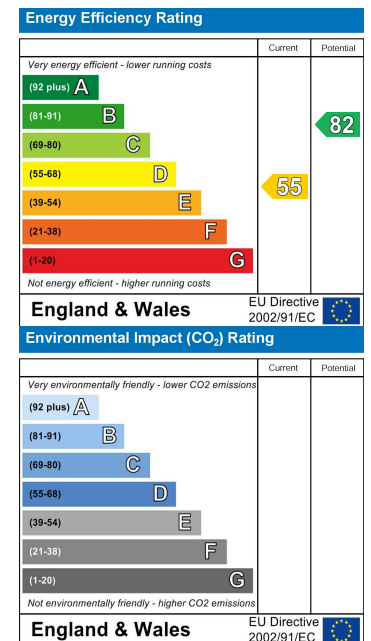
Total area: approx. 122.7 sq. metres (1320.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise