

35 Sandringham Way, Market Harborough, LE16 8EP



Offers Around £485,000

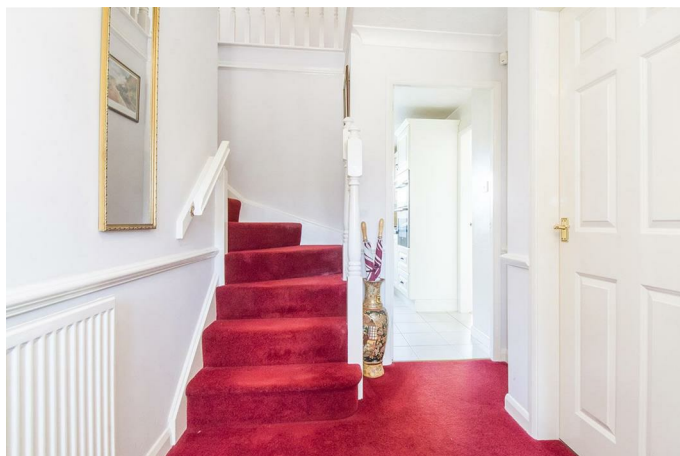
Favourably situated, with no passing traffic, at the end of a cul de sac, and boasting a larger than average plot, is this immaculately presented and spacious detached family home. The accommodation briefly comprises: Porch, entrance hall, study/playroom, lounge, dining room, conservatory, fitted kitchen, utility room, downstairs WC, galleried landing, four bedrooms, en-suite and shower room. The gardens are a particular feature, with additional land having been purchased at the head of the cul de sac, and wide side area providing potential for further extension or garaging.

ADAMS & JONES

Porch

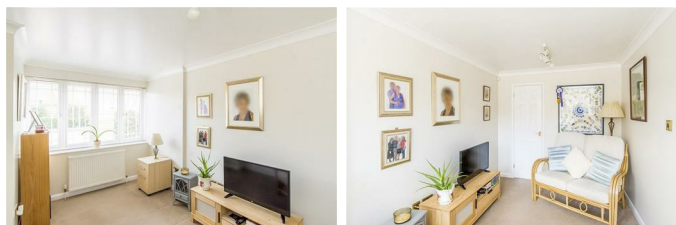
Accessed via upvc double glazed front door with side double glazed picture window. Tiled flooring. Double glazed door to:-

Entrance Hall



Stairs rising to the first floor. Feature dado rail and arch. Telephone point. Radiator. Doors to rooms.

Study/Playroom 13'5" x 7'11" (4.09m x 2.41m)



Double glazed window to the front elevation. Spacious walk in storage cupboard. Radiator. Television point.

Lounge 17'0" x 10'11" (5.18m x 3.33m)



Double glazed bay window to the front aspect. Feature electric fire with timber surround and marble hearth. Two radiators. Television point. Double doors to:-

Dining Room 10'7" x 8'10" (3.23m x 2.69m)



Radiator. Door to kitchen. Wall light. Double glazed French doors to:-

Conservatory 12'10" x 9'2" (3.91m x 2.79m)



Upvc double glazed modern conservatory with brick base and French doors opening out to the rear garden. Tiled flooring. Ceiling fan. Radiator.

Kitchen 10'1" x 9'5" (3.07m x 2.87m)



Fitted base and wall units. Laminated worksurfaces and peninsular breakfast bar. Complementary tiled splash backs. Fitted double oven and five ring gas hob with stainless steel splash back and extractor hood over. Fitted

Service without compromise

under counter fridge. Stainless steel sink and drainer. Radiator. Double glazed window to the rear aspect. Door to hall and archway to:-

Utility Room 6'3" x 5'1" (1.91m x 1.55m)



Fitted wall units. Laminated work surfaces with complementary tiled splash backs. Space and plumbing for automatic washing machine. Wall mounted gas fired central heating boiler. Radiator. Double glazed door leading outside and door to:-

Downstairs WC



Wash hand basin and low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Galleried Landing



Timber balustrade. Access to loft space. Radiator. Airing cupboard housing lagged hot water tank. Opaque double glazed window. Doors to rooms.

Bedroom One 11'8" x 11'6" (3.56m x 3.51m)



Double glazed window to the front elevation. Range of fitted double wardrobes. Radiator. Ceiling fan. Door to:-

En-Suite



Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling.

Heated towel rail. Electric shaver point. Opaque double glazed window.

Bedroom Two 11'5" x 9'6" (3.48m x 2.90m)



Double glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Three 10'2" x 8'4" (3.10m x 2.54m)



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

Bedroom Four 7'6" x 6'7" (2.29m x 2.01m)



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

Shower Room



Tiled double shower cubicle with mains 'Rain' shower fitment. Wash hand basin. Low level WC. Heated towel rail. Opaque double glazed window. Complementary tiling.

Outside Front



Directly to the front of the property is block paved parking for up to four cars. There is a lawned area, which continues across the head of the cul de sac, with well stocked borders and low privet hedging. Pedestrian gated side access to the rear garden.

Outside Rear and Side

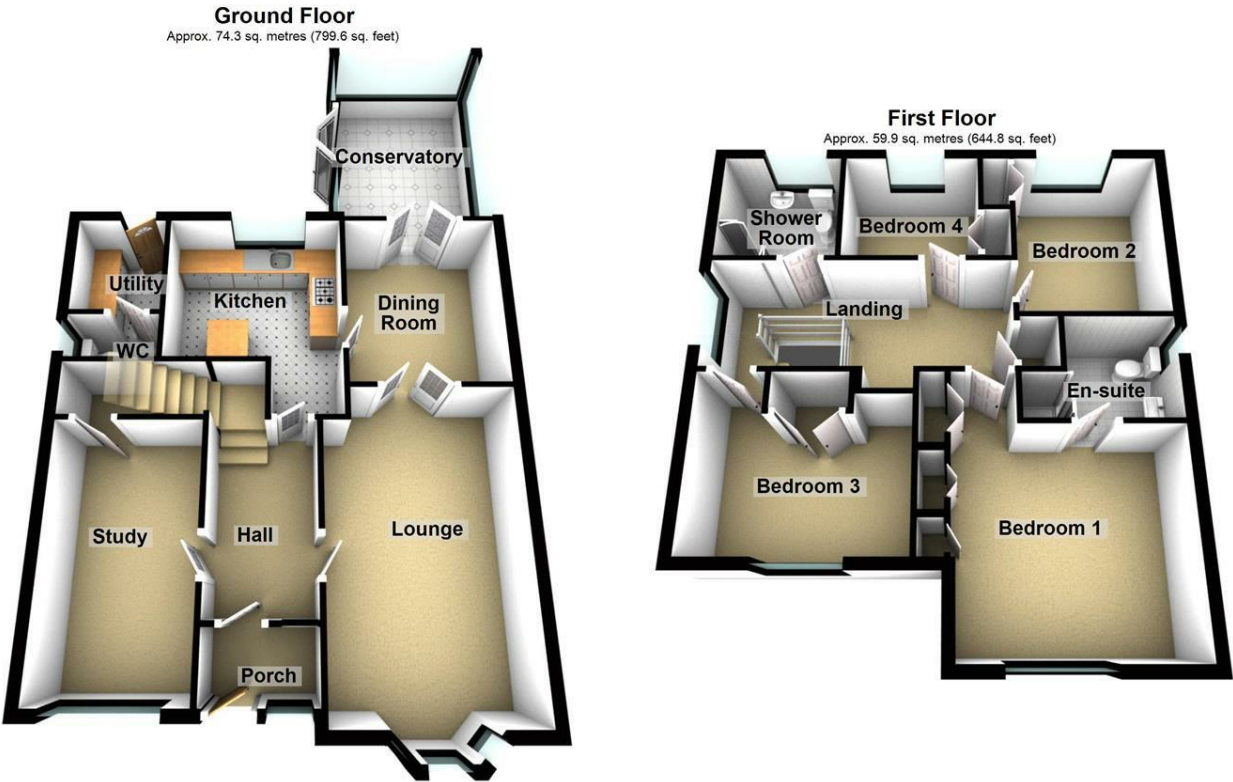


The rear garden is laid mainly to lawn with a paved patio area and well stocked borders. There is a wide paved area to one side of the house providing potential for extension or garaging (subject to planning permission). The rear garden is enclosed by timber lap fencing and there is a large timber garden store, greenhouse and outside lighting.

Outside Side Photo



Floor Plan

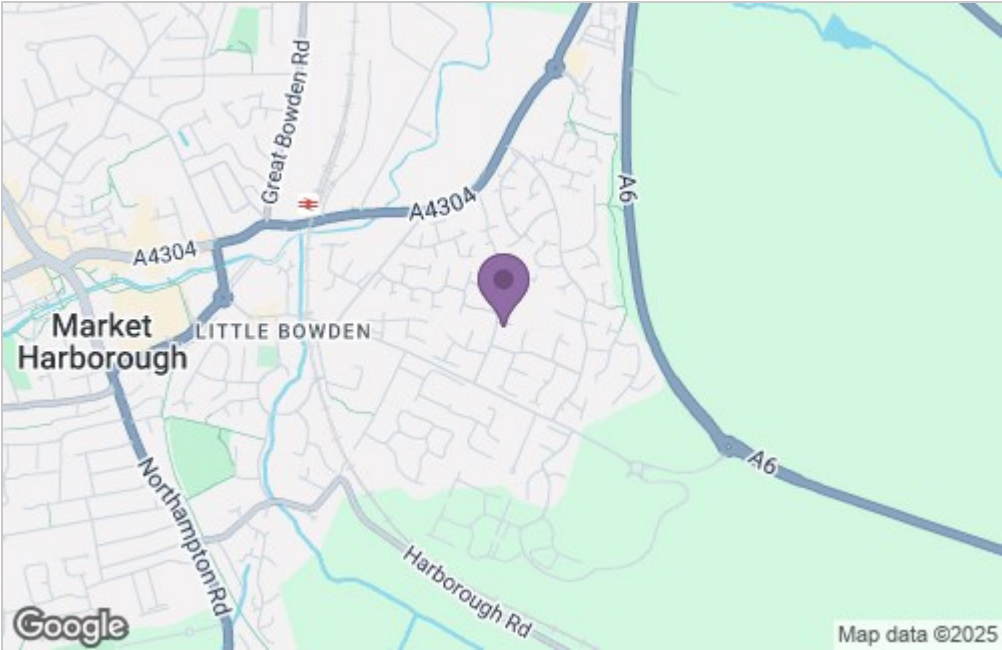


Total area: approx. 134.2 sq. metres (1444.4 sq. feet)

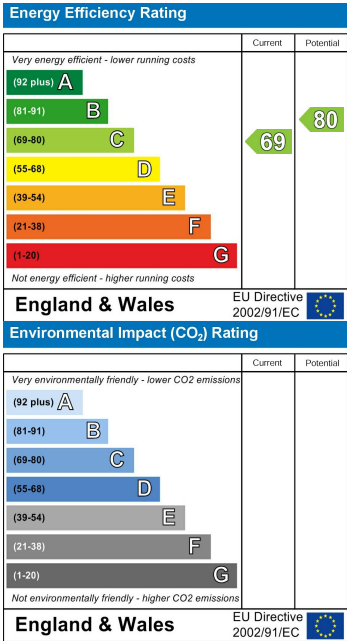
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise