

## I Fern Ley Close, Market Harborough, LE16 8FY



### Offers Around £419,950

Located on a generously proportioned end plot on a highly sought after modern development in Market Harborough, convenient for its superb town centre and train station, is this fantastic detached family home. Very well presented accommodation approaches a spacious 1,400 square foot and briefly comprises entrance hall, downstairs WC, lounge, a dining room which could easily be altered to open through into the existing fitted kitchen / breakfast room, utility room, landing, four bedrooms, en-suite and family room. There is also an integral garage and well maintained gardens. Internal viewing is highly recommended.



## Entrance Hall



Accessed via opaque leaded double-glazed front door. Wood laminate flooring. Stairs rising to first floor with under-stairs storage cupboard. Telephone point. Radiator. Doors to rooms.

## Downstairs WC



Wash hand basin and low-level WC. Wood laminate flooring. Radiator. Extractor fan.

## Lounge 15'8" plus bay window x 11'1" (4.78m plus bay window x 3.38m)



Double-glazed and shuttered bay window to front elevation. Two wall lights. Feature fireplace with Adam style surround incorporating coal effect living flame gas fire. Television point. Multi-paned double doors to dining room.

## (Lounge Photo Two)



Dining Room 10'4" x 9'8" (3.15m x 2.95m)



Picture double-glazed window and double-glazed French doors leading out to rear garden. Wood laminate flooring. Radiator. Wall lights. Television point. Door to Kitchen / Breakfast Room.

Kitchen / Breakfast Room 15'10" x 10'4" max (4.83m x 3.15m max)



Fitted base and wall units. Laminate work surfaces with complementary tiled splash-backs. Space and plumbing for automatic dishwasher. Fitted double oven and four-ring gas hob with extractor fan over. Stainless steel one and a half sink and drainer. Wood laminate flooring. Radiator. Double-glazed French doors leading outside. Double-glazed window to rear elevation.

(Kitchen Area Photo)



(Breakfast Area Photo)





Utility Room 7'2" x 5'2" (2.18m x 1.57m)



Fitted base and wall units. Laminate work surfaces with complementary tiled splash-backs. Space and plumbing for automatic washing machine. Wall mounted gas central heating boiler. Radiator. Opaque double-glazed door to rear garden.

## First Floor Landing

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

Bedroom One 14'2" max x 12'4" to wardrobe doors  
(4.32m max x 3.76m to wardrobe door)



Leaded double-glazed window to front elevation. Built-in wardrobes spanning one wall. Radiator. Television point. Door to En-Suite Shower Room.

(Bedroom One Photo Two)



## En-Suite Shower Room



Shower cubicle with electric shower fitment. Pedestal wash hand basin and low-level WC. Complementary tiled floor and walls. Radiator. Electric shaver point. Opaque double-glazed window.

Bedroom Two 12'2" x 9'8" (3.71m x 2.95m)



Double-glazed window to rear elevation. Fitted wardrobe. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 12'3" to wardrobe doors x 8'4"  
(3.73m to wardrobe doors x 2.54m)



Leaded double-glazed window to front elevation. Fitted wardrobes. Radiator.

(Bedroom Three Photo Two)





Bedroom Four 8'10" to wardrobe doors x 8'8" (2.69m to wardrobe doors x 2.64m)



Double-glazed window to rear elevation. Radiator. Built-in wardrobes.

## Bathroom



Panelled bath with mixer shower attachment over. Pedestal wash hand basin and low-level WC. Complementary tiling. Radiator. Electric shaver point. Opaque double-glazed window.

## Front



Lawned area. Tarmac driveway providing parking for two cars. Retaining hedge. Storm porch with outside lighting. Side gated pedestrian access to rear garden.

## Garage 17'10" x 9'8" max (5.44m x 2.95m max)

Remote controlled up and over door. Power and light connected. Personal door to utility room.

## Rear Garden



Paved with a lawned area. Decked and covered patio area. Enclosed by wall and timber lap fencing. Raised beds to rear.

(Rear Aspect Photo)

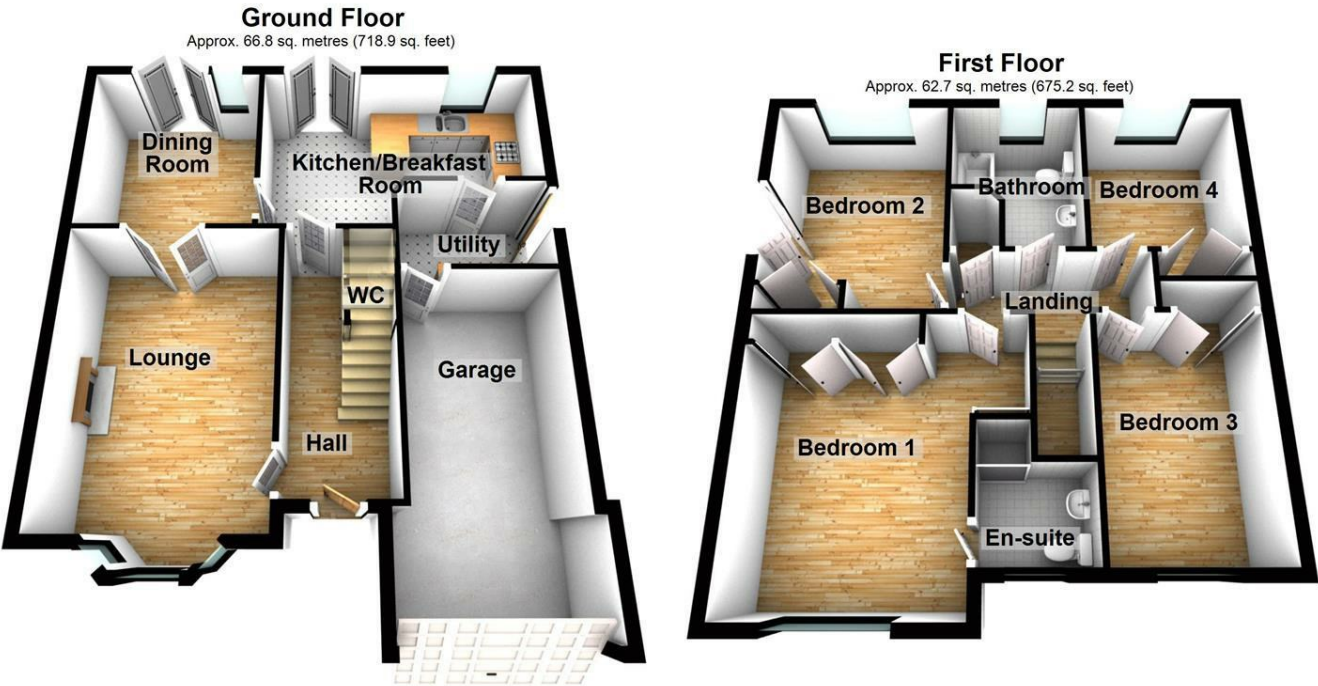
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Floor Plan

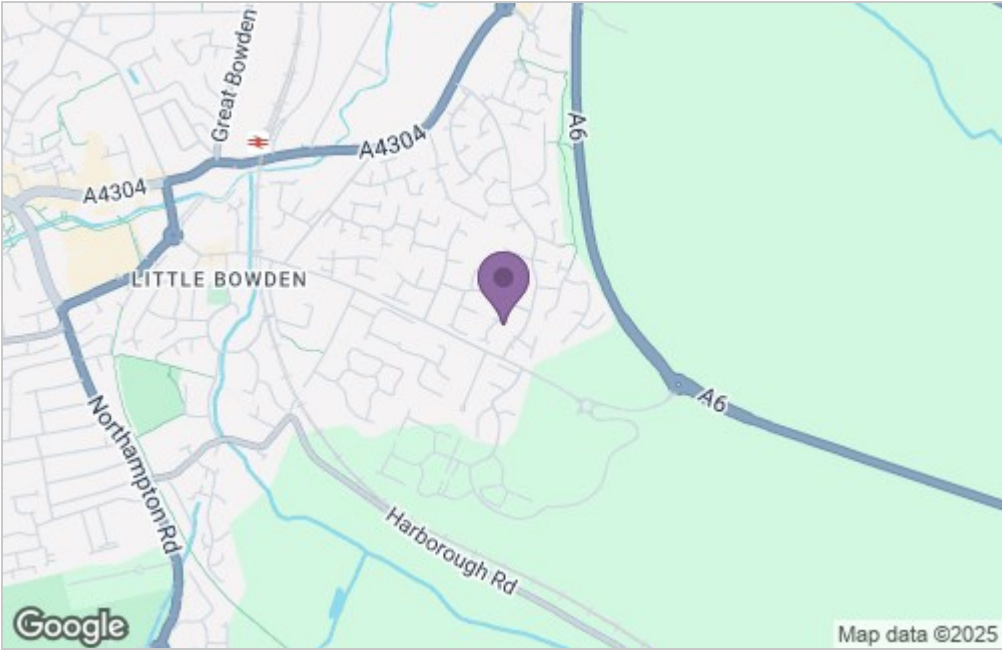


Total area: approx. 129.5 sq. metres (1394.1 sq. feet)

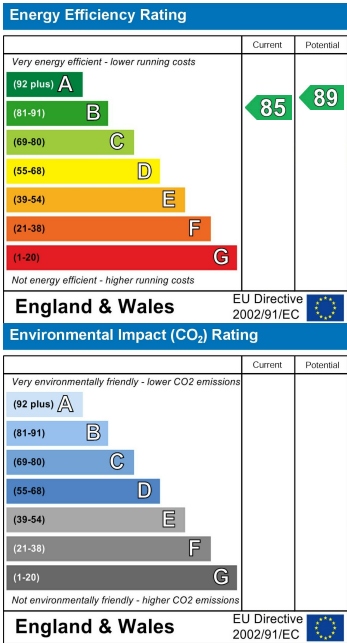
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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