

3 The Furlongs, Market Harborough, LE16 7XL



£450,000

Ideally situated for the railway station, town centre amenities and the popular Meadowdale School is this immaculately presented detached family home.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, lounge, dining room, conservatory, fitted kitchen/breakfast room, landing, four double bedrooms, en-suite shower room and family bathroom.

The private South facing rear garden is a particular feature and there is off road parking for several cars and an integral single garage.

INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Service without compromise

Entrance Hall



Accessed via composite front door. Wood laminate flooring. Boxed radiator. Opaque double-glazed window. Stairs rising to first floor. Doors to lounge, kitchen, downstairs WC and garage.

Downstairs WC



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

Lounge 17'9" into bay x 10'11" (5.41m into bay x 3.33m)



Shuttered double-glazed window to front elevation. Wood laminate flooring. Fitted log effect gas fire. Recessed space for wide screen television and sound bar. Two radiators.

(Lounge Photo Two)



Dining Room 11'1" x 11'3" (3.38m x 3.43m)



Wood laminate flooring. Radiator. Double-glazed French doors to conservatory.

Conservatory 11'2" x 11'3" (3.40m x 3.43m)



UPVC double-glazed with French doors leading out to rear garden. Wood laminate flooring. Rotary ceiling fan. Radiator.

(Conservatory Photo Two)



Kitchen / Breakfast Room 14'2" x 13'3" (4.32m x 4.04m)



Modern range of fitted base and wall units. Laminated work-surfaces with complementary tiled splash-backs. Fitted appliances to include oven and four-ring gas hob with extractor fan over, automatic dishwasher, washing machine and fridge-freezer. Stainless steel one and a half single sink and drainer. Tiled flooring. Radiator. Double-glazed window to rear elevation. Opaque double-glazed door leading outside.

(Kitchen Breakfast Room Photo Two)



(Kitchen Breakfast Room Photo Three)



Landing

Timber balustrade. Airing cupboard. Access to loft space. Doors to rooms.

Bedroom One 14'6" to wardrobe doors x 10'7" (4.42m to wardrobe doors x 3.23m)



Shelved and arched display recess. Double-glazed window to front elevation. Television point. Built-in wardrobe. Door to en-suite shower room.

(Bedroom One Photo Two)



En-Suite Shower Room



Double shower cubicle with electric shower fitment. Pedestal wash hand basin and low-level WC. Complementary tiling. Opaque double-glazed window. Radiator. Extractor fan. Door to spacious full-height bathroom cabinet.

Bedroom Two 11'3" x 9'1" (3.43m x 2.77m)

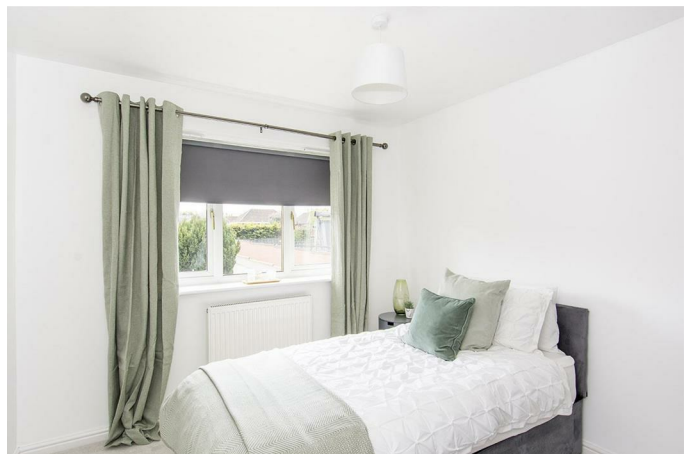


Double-glazed window to front elevation. Built-in wardrobes. Radiator. Television point.

(Bedroom Two Photo Two)



Bedroom Three 11'2" x 9'3" (3.40m x 2.82m)



Double-glazed window to rear elevation and radiator.

(Bedroom Three Photo Two)



Bedroom Four 8'4" x 8'9" (2.54m x 2.67m)



Double-glazed window to rear elevation. Radiator.

Bathroom



Panelled bath, pedestal wash hand basin and low-level WC. Radiator. Complementary tiled flooring and walls. Opaque double-glazed window.

Front



Tarmac parking area for two cars. Gravelled area with mature monkey tree. Timber lap fencing. Storm porch with outside lighting. Further gravelled area with timber garden store and side gated pedestrian access to rear.

Garage 15'5" x 7'9" (4.70m x 2.36m)

Remote controlled up and over door. Housing gas-fired combination central heating boiler.

Rear



Paved patio area. Lawned area with further paved seating area. Enclosed by timber lap fencing and brick wall. Well stocked flower beds. Large timber gazebo.

(Rear Photo Two)



(Gazebo Photo)



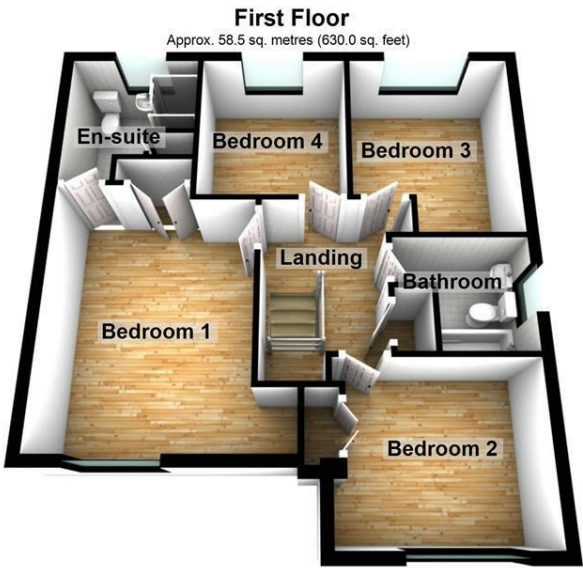
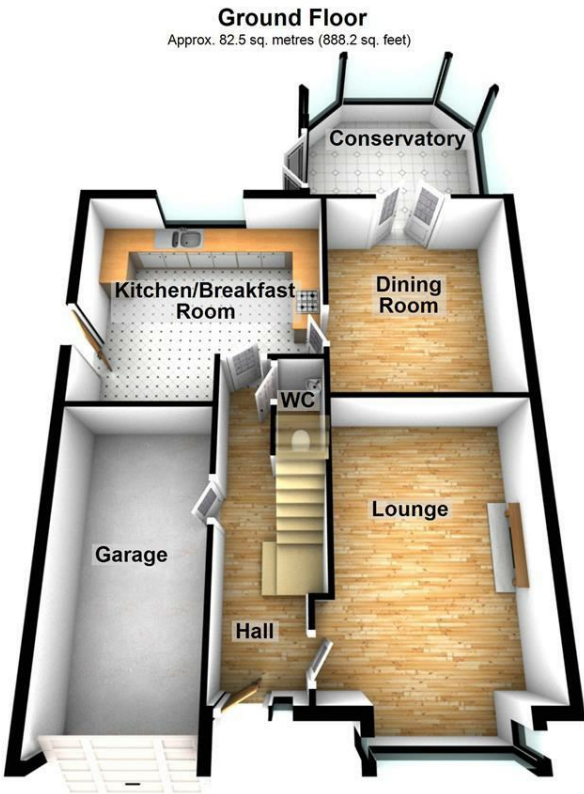
(Gazebo Photo Two)



(Rear Aspect Photo)

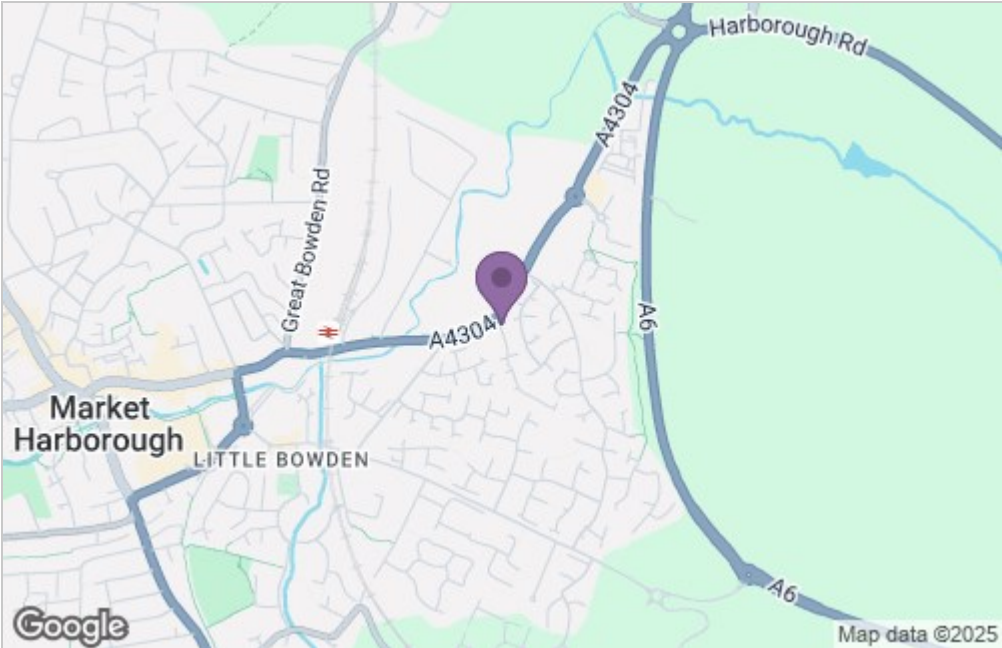


Floor Plan

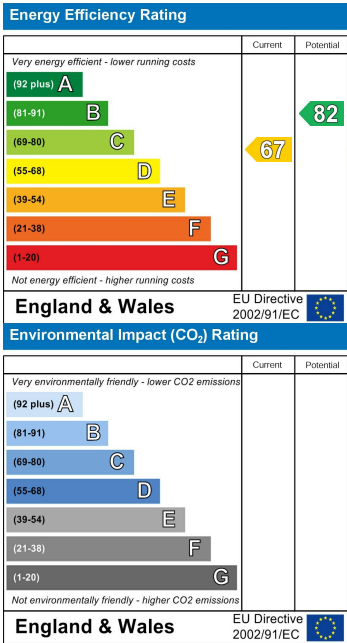


Total area: approx. 141.0 sq. metres (1518.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise