

10 Queensferry Drive, Market Harborough, LE16 9NZ



£300,000

Situated towards the end of a cul de sac on the edge of the popular Farndon Fields estate is this beautifully presented semi detached home. The gas centrally heated and double glazed accommodation includes: Open plan fitted kitchen/breakfast room with appliances, downstairs WC, lounge, landing, three bedrooms, en-suite shower room and family bathroom. There is also a larger than average rear garden and off road parking for several cars.

EARLY VIEWING IS HIGHLY RECOMMENDED.

Service without compromise

Kitchen Area 15'4" x 11'7" (4.67m x 3.53m)



Accessed via composite front door. Deep under-stairs storage cupboard. Wood laminate flooring. Marble work-surfaces with complementary tiled splash-backs. Fitted base and wall units. Stainless steel double sink and moulded drainer. Double oven. Four-ring gas hob beneath filter extractor fan. Fitted refrigerator and freezer. Automatic dishwasher and washing machine. Shuttered double-glazed window to front elevation. Radiator. Stairs rising to first floor. Opening through to lounge area.

(Kitchen Area Photo Two)



(Kitchen Area Photo Three)



Cloakroom / WC



Wash hand basin and low-level WC. Wood laminate flooring. Complementary tiling. Radiator. Opaque double-glazed window.

Lounge Area 16'7" x 9'11" (5.05m x 3.02m)



Shuttered double-glazed bi-fold doors leading out to rear garden. Wood laminate flooring. Television point. Radiator. Telephone point.

(Lounge Area Photo Two)



Landing

Timber balustrade. Access to insulated loft space. Radiator. Double-glazed window to side elevation. Linen cupboard housing gas-fired combination central heating boiler.

Bedroom One 13'10" max x 9'4" max (4.22m max x 2.84m max)



Double-glazed window to front elevation. Radiator. Television point. Fitted clothes hanging rail. Door to en-suite shower room.

(Bedroom One Photo Two)



En-Suite Shower Room



Double shower cubicle with mains rain shower fitment. Wash hand basin and low-level WC. Complementary tiling. Heated towel rail. Electric shaver point. Extractor fan.

Bedroom Two 11'4" x 8'6" (3.45m x 2.59m)



Double-glazed window to front elevation. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 10'9" x 7'0" max (3.28m x 2.13m max)



Double-glazed window to rear elevation. Radiator.

Bathroom



Panelled bath with mixer shower attachment. Wash hand basin and low-level WC. Complementary tiling. Laminated flooring. Heated towel rail. Opaque double-glazed window.

Front

Small graveled and lawned forecourt with outside light. Tarmac driveway to the side of the property allowing parking for two or three cars. Gated pedestrian access to rear garden.

Rear



Laid mainly to lawn with a paved patio area and graveled paths. Play area with Wendy house. Enclosed by timber lap fencing.

(Rear Photo Two)



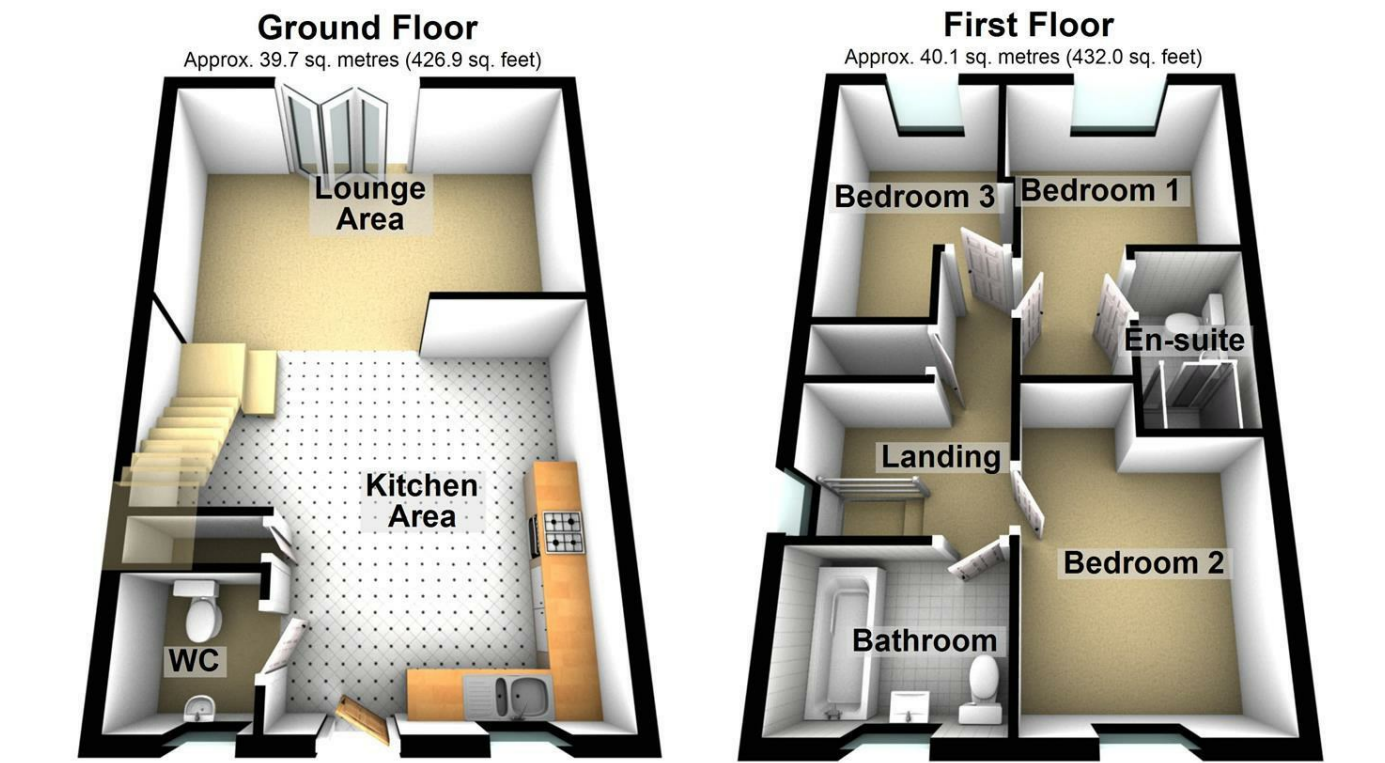
(Rear Photo Three)



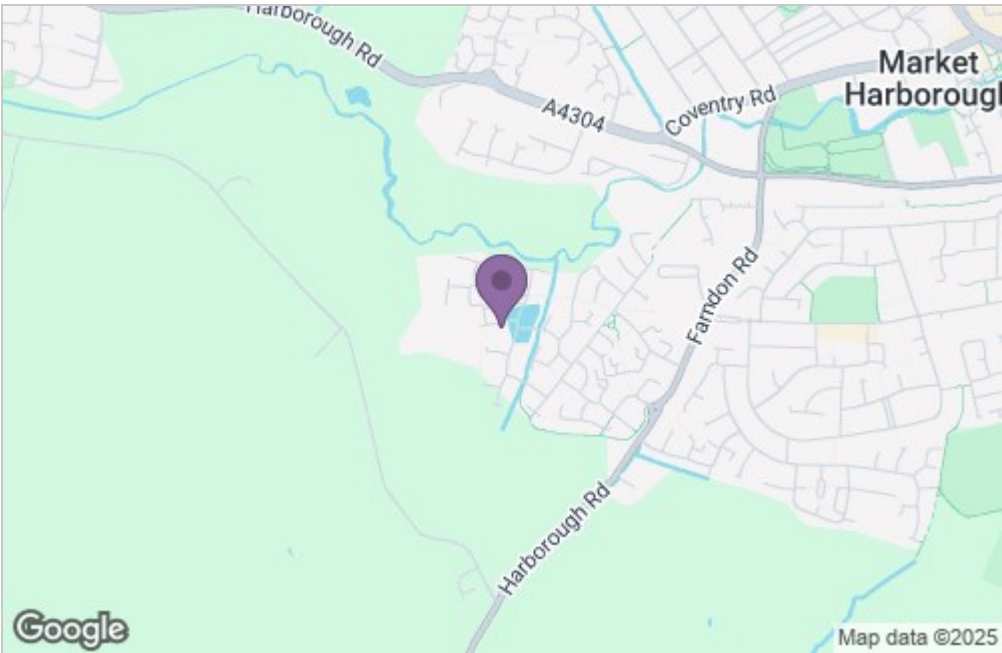
(Rear Aspect Photo)



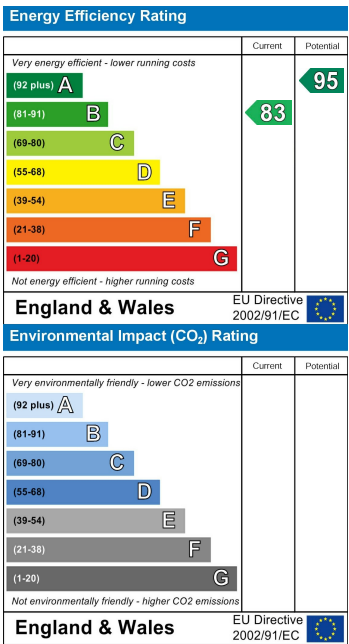
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise