

## 140 Coventry Road, Market Harborough, LE16 9DA



### Offers Over £450,000

Situated on Coventry Road, Market Harborough, this extended period home offers a perfect blend of charm and modern living. With its attractive façade and inviting entrance, this property is sure to capture your heart from the moment you arrive. Inside, you will find multiple reception areas that provide ample space for both relaxation and entertaining. These versatile rooms are filled with natural light, creating a warm and welcoming atmosphere throughout the home. The layout is thoughtfully designed, making it ideal for family living or hosting gatherings with friends. The property has three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The well proportioned size of these rooms ensures that there is plenty of space for personalisation, allowing you to create your own sanctuary. One of the standout features of this home is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision summer barbecues, children's play areas, or simply a tranquil space to unwind, this garden is a blank canvas ready for your personal touch. Situated in a sought-after location, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The vibrant town of Market Harborough is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

In summary, this extended period home on Coventry Road is a rare find, combining spacious living areas, three comfortable bedrooms, and a large garden in a highly desirable location. It presents an excellent opportunity for those seeking a family home with character and charm!

## Entrance Hall 12'0 x 9'6 (3.66m x 2.90m)

Accessed via a composite double glazed front door. Doors off to: Lounge, kitchen and WC. Stairs rising to: First floor. LED spotlights. Under stairs cupboard. LVT flooring.

## Lounge 12'0 x 11'3 (3.66m x 3.43m)

UPVC double glazed bay window to front aspect. Wall lighting. Vertical wall mounted radiator. Feature fireplace opening. TV point.

## Kitchen/Breakfast Area 18'6 x 15'6 (max) (5.64m x 4.72m (max))

Having a selection of fitted base units with a laminate worktop over and a 1 1/2 composite sink with drainer. There is a freestanding gas top 'Range' style cooker, extractor, an integral dishwasher, space for a freestanding fridge/freezer and space with plumbing for a washing machine. UPVC double glazed door and windows to rear aspect. 3 x 'Velux' windows to vaulted ceiling. LED spotlights. LVT flooring. Vertical wall mounted radiator. There is also a handy breakfast bar area, a built-in storage cupboard, LED spotlights and a further vertical wall mounted radiator.

## Dining Area 11'9 x 11'0 (3.58m x 3.35m)

UPVC double glazed window to front aspect. Opening through to: Kitchen. LED spotlights. Built-in cupboards. Gas wall mounted fireplace. Vertical wall mounted radiator. Telephone point. LVT flooring.

## WC

Comprising: Low level WC and wash hand basin. Tiled flooring.

## First Floor Landing

Doors off to: Bedrooms and bathroom. Loft hatch access with drop down ladder. LED spotlights. Radiator.

## Bedroom One 12'0 x 11'11 (3.66m x 3.63m)

UPVC double glazed bay window to front aspect. A selection of built-in wardrobes and furniture. LED spotlights. Radiator.

## Bedroom Two 11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed windows to front and side aspects. LED spotlights. Radiator.

## Bedroom Three 8'9 x 7'10 (2.67m x 2.39m)

UPVC double glazed window to rear aspect. Built-in double wardrobe. Radiator.

## Family Bathroom 6'3 x 5'9 (1.91m x 1.75m)

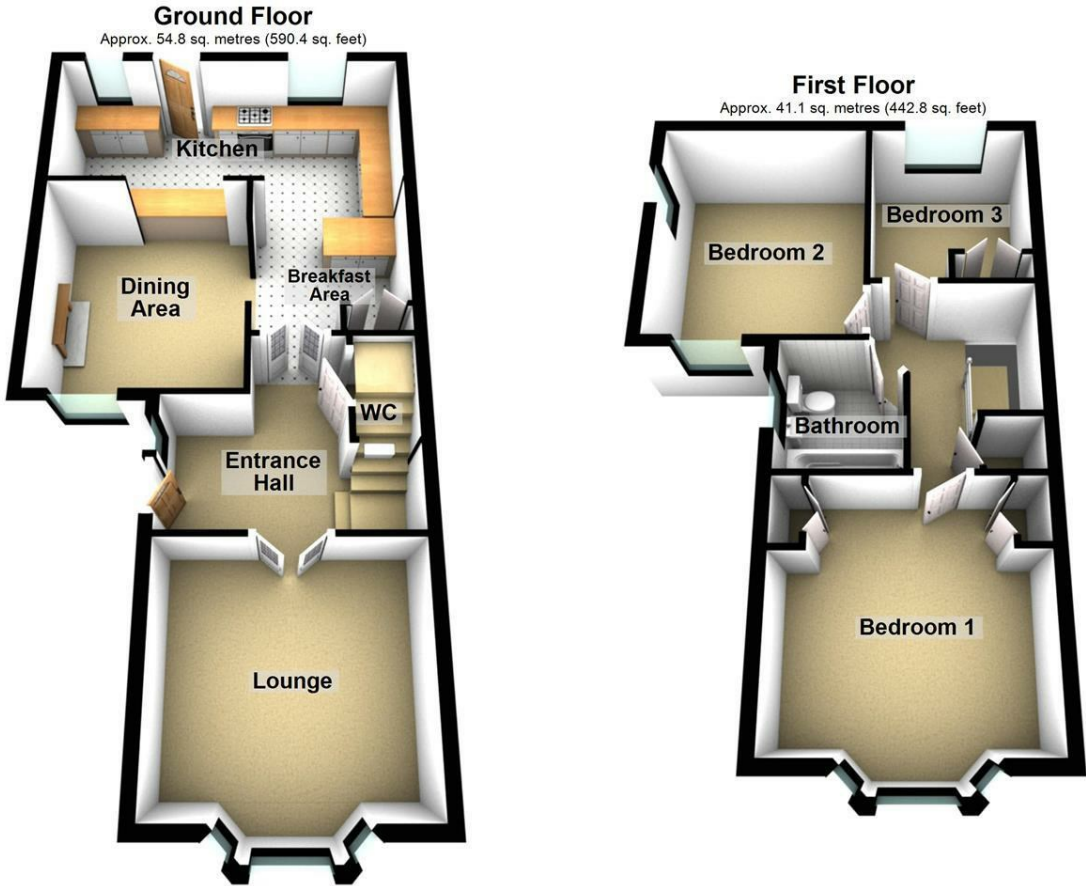
Comprising: Panelled bath with 'Rainfall' shower over, low level WC and wash hand basin over a fitted vanity unit. UPVC double glazed window to side aspect. LED spotlights. Feature wall tiling and vinyl flooring.

## Outside

The property offers off road parking for multiple vehicles on the block paved driveway. There is gated access to the side into the rear garden. The extremely generous rear garden has a paved patio/seating area, extensive lawn and raised wooden sleeper borders. There is also a detached garage with up and over door, pedestrian door, power and light making it a handy space for additional storage. The show stopper with this particular home is the superb timber home office which is fully insulated with double glazed windows and 'French' doors, there are USB sockets, a wall mounted electric heater, LED spotlights, LVT flooring and the extra bonus is the integral shed/store accessed independently adjacent to the home office. The home office dimensions are: 16'10 x 12'3.

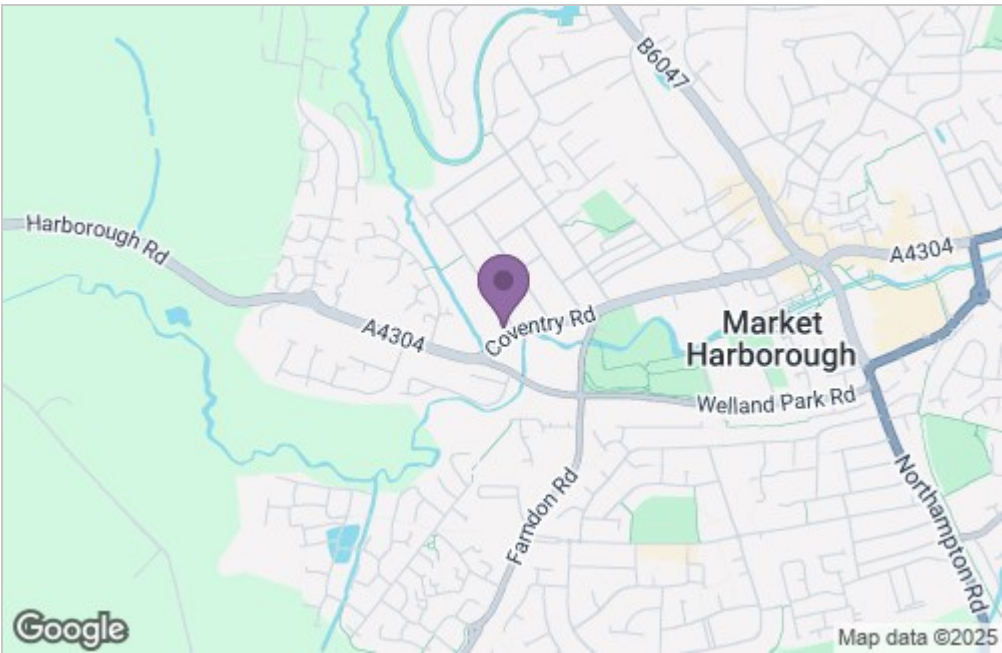


Floor Plan

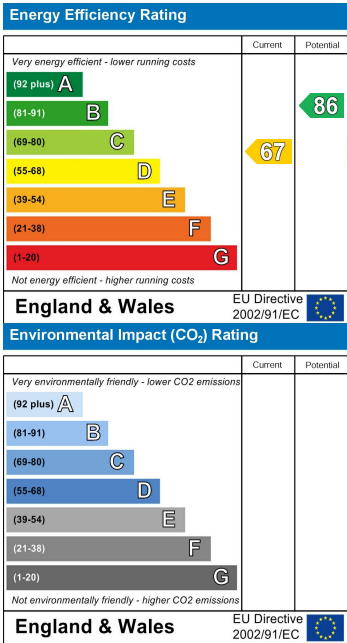


Total area: approx. 96.0 sq. metres (1033.2 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise