

## 28 Hartland Drive, Market Harborough, LE16 8JA



### Offers Over £300,000

Nestled in the charming area of Market Harborough, this delightful end-terrace house on Hartland Drive presents an excellent opportunity for families and first-time buyers alike. The immaculately presented property boasts three well-proportioned bedrooms, a lounge, study/dining room, downstairs WC/utility and family bathroom. Outside is a good sized rear garden and off road parking.

Market Harborough itself is renowned for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location not only offers a peaceful residential environment but also provides extremely convenient access to transport links, making it ideal for commuters.

In summary, this end-terrace house on Hartland Drive is a wonderful opportunity to secure a home in a sought-after area, and with the additional bonus of being offered with no upward sales chain!



## Entrance Hall

Composite double glazed front entrance door, door through to lounge.

## Lounge 17'8 x 11'3 (5.38m x 3.43m)



UPVC double glazed bay window to the front aspect, radiator.

## (Lounge Photo Two)



## Kitchen 11'3 x 10'4 (3.43m x 3.15m)



UPVC double glazed window to rear aspect, composite rear entrance door, fitted with a range of wall and floor mounted units, electric oven, gas hob with extractor hood over, stainless steel sink, space for fridge/freezer, space for dishwasher, tiled splash-backs.

## (Kitchen Photo Two)

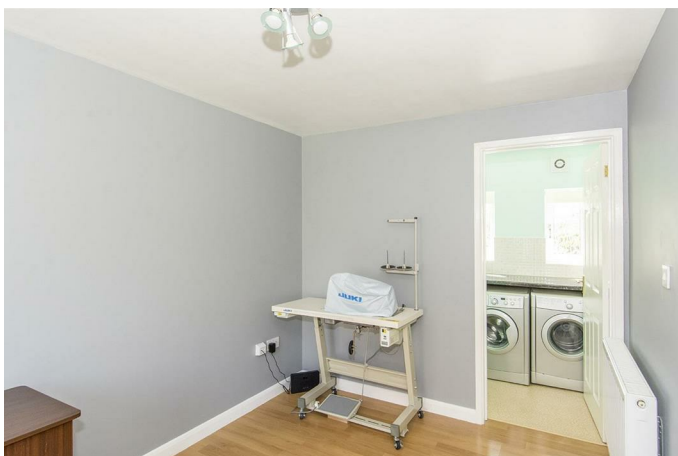


Study/Dining Room 12'2 x 8' (3.71m x 2.44m)



UPVC double glazed French doors to the rear aspect, cupboard housing central heating boiler, radiator.

(Study/Dining Room Photo Two)



Utility Room/WC 8' x 4'8 (2.44m x 1.42m)



Two opaque UPVC double glazed windows to rear, space and plumbing for washing machine and dryer with worktop over, WC, wash hand basin, heated towel rail, extractor fan, tiled splash-backs.

## Landing

UPVC double glazed window to front aspect, radiator.

Bedroom One 11'6 x 10'5 (3.51m x 3.18m)



UPVC double glazed window to rear aspect, built in wardrobe, radiator.



(Bedroom One Photo Two)



(Bedroom Two Photo Two)



Bedroom Two 11'7 x 11'5 maximum into dormer  
(3.53m x 3.48m maximum into dormer)



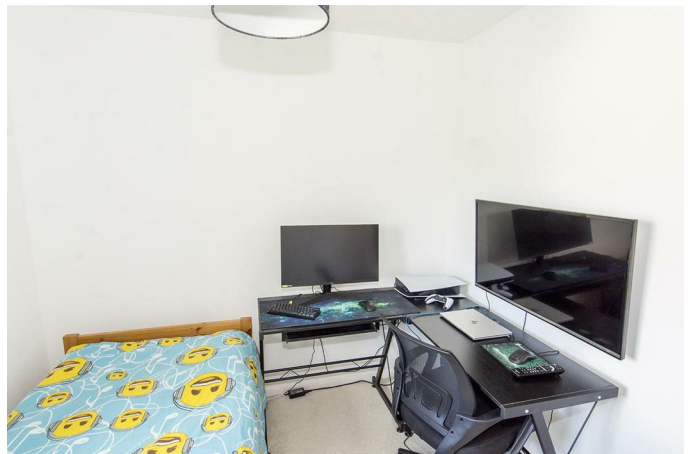
UPVC double glazed dormer window to front aspect,  
wall mounted air conditioning unit, radiator.

Bedroom Three 8'9 x 8'3 (2.67m x 2.51m)



UPVC double glazed window to rear, radiator.

(Bedroom Three Photo Two)

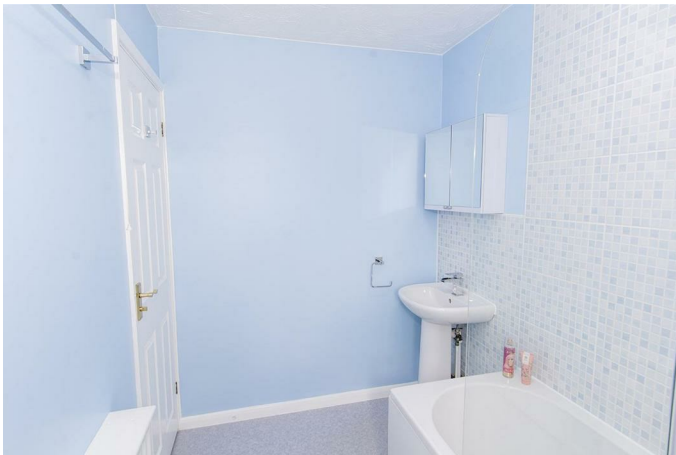


**Bathroom 9'9 x 5'7 (2.97m x 1.70m)**



Opaque double glazed UPVC window, WC, wash hand basin, panelled bath with shower mixer tap and screen, extractor fan, radiator.

**(Bathroom Photo Two)**



**Front Garden**

Lawned with plant bed and tarmac driveway, shared pathway leading to gated side access into the rear garden.

**Rear Garden**



Mainly lawned with paved patio, plant borders and two timber sheds measuring 12' x 6' and 6' x 6'.

**(Rear Garden Photo Two)**

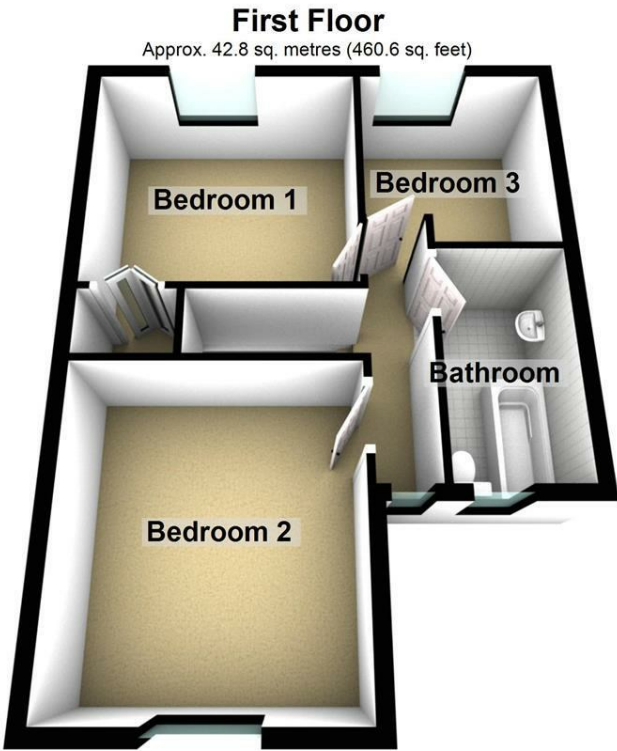
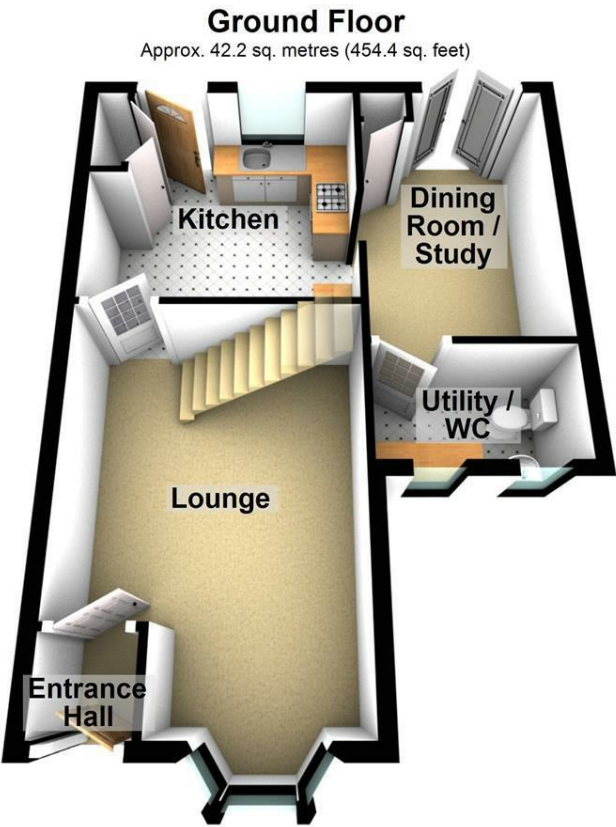


**(Rear Aspect Photo)**



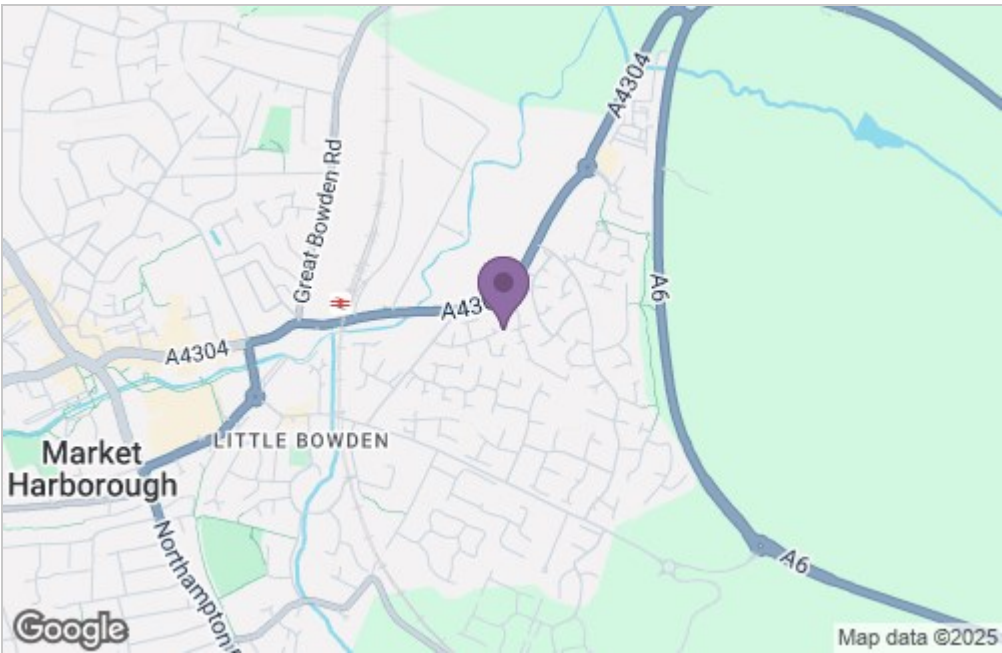


Floor Plan

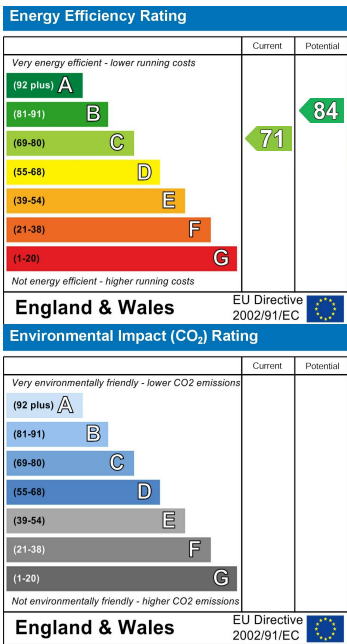


Total area: approx. 85.0 sq. metres (915.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise