



10 Lathkill Street, Market Harborough, LE16 9EY



£295,000

A well presented end of terrace three storey town house providing substantial family accommodation in an established and popular residential area. The gas centrally heated and double glazed accommodation includes four bedrooms arranged over the three floors, a first floor lounge, fitted kitchen, bathroom and en-suite. There is also a private well stocked rear garden, single garage and off road parking. INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Service without compromise

Entrance Hall



Accessed via composite front door. Wood effect vinyl flooring. Cloaks cupboard with venting for tumble dryer. Stairs rising to the first floor. Radiator. Doors to guest bedroom/study and:-

Cloakroom/WC

Wash hand basin and low level WC. Radiator. Wood effect vinyl flooring.

Kitchen/Breakfast Room 9'5" x 8'8" (2.87m x 2.64m)



Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted double oven and four ring gas hob with stainless steel extractor hood over. Fitted automatic dishwasher. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Wall mounted gas fired combination central heating boiler. Double glazed window to the front elevation. Radiator

Dining Room/Bedroom Four 13'0" x 9'1" (3.96m x 2.77m)



Double glazed French doors opening out to the rear garden. Wood laminate flooring. Radiator.

First Floor Landing



Stairs rising to the second floor. Double glazed window to the side elevation. Radiator. Storage cupboard (3'6" x 3'8") with space for tumble dryer. Doors to rooms.

Lounge 12'11" x 9'7" (3.94m x 2.92m)



Two double glazed windows to the front elevation. Double doors to built in wardrobe/storage cupboard. Feature wall mounted pebble effect electric fire. Radiator. Television point.

Bedroom Two 12'11" x 9'1" (3.94m x 2.77m)



Double glazed window to the rear elevation. Radiator.

Second Floor Landing



Double glazed window to the side elevation. Airing cupboard housing lagged hot water tank. Radiator. Access to boarded and insulated loft space. Doors to rooms.

Bedroom One 12'11" x 12'8" (3.94m x 3.86m)



Two double glazed windows to the front elevation. Built in wardrobe. Radiator. Door to:-

En-Suite



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Complementary tiling. Radiator. Extractor fan.

Bedroom Three 9'5" x 6'6" (2.87m x 1.98m)



Double glazed window to the rear aspect. Radiator.

Bathroom



Panelled bath with mixer shower attachment over. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Complementary tiling. Double glazed velux window.

Outside



To the front of the property is a slate and paved forecourt with wrought iron fencing. There is gated side pedestrian access to the rear garden.

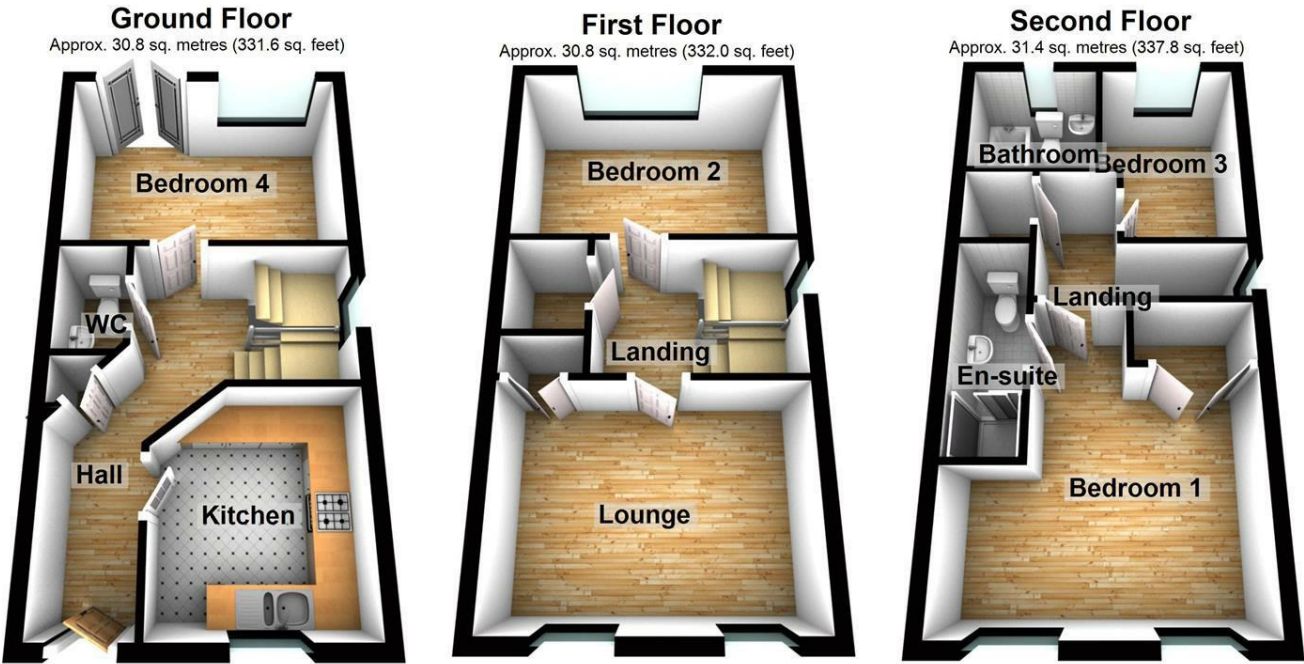
The rear garden has been designed for easy maintenance being laid mainly to an astroturf lawn and paved and gravelled patio areas. There are well stocked borders, timber lap fencing and a further gravelled path leading to rear access to the garage.

Garage 17'8" x 8'8" (5.38m x 2.64m)



Up and over door and personal door to rear garden.
Power and lighting. Storage in rafters. Tandem parking in
front for two cars.

Floor Plan

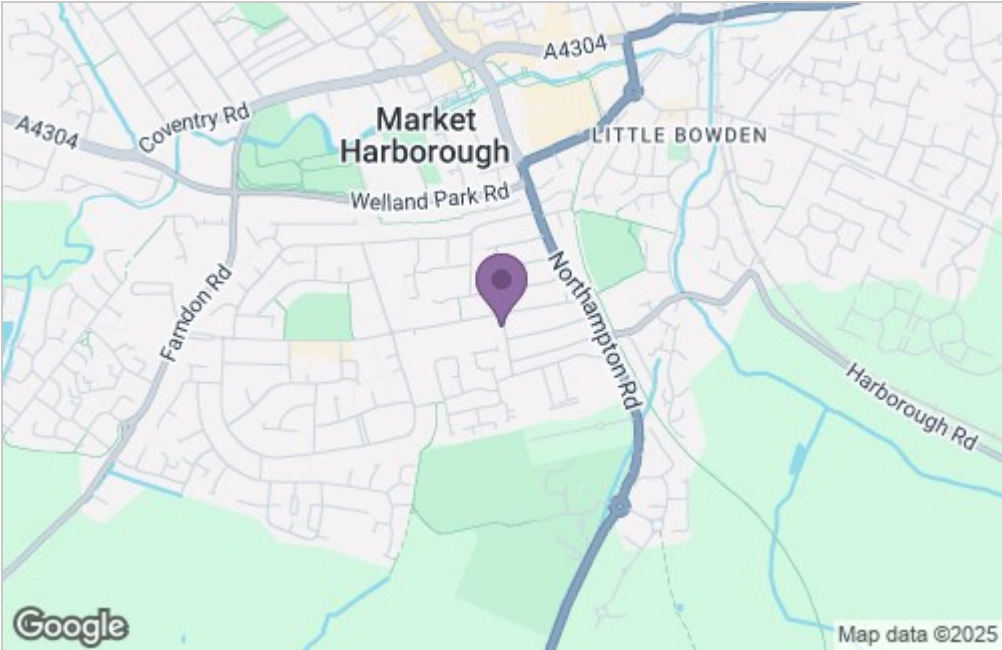


Total area: approx. 93.0 sq. metres (1001.4 sq. feet)

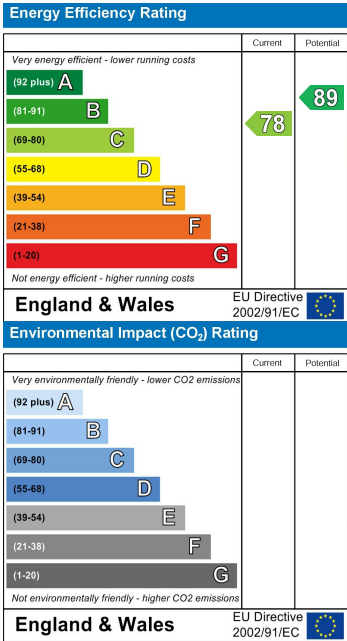
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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