

73 Welland Park Road, Market Harborough, LE16 9DN



Offers Over £225,000

Great plot, position and scope! This three bedroom, semi-detached home offers good sized living space, new kitchen and scope for additional improvements. The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, bathroom and three bedrooms. Outside is a large gravel driveway providing off road parking for multiple vehicles and to the rear is a generous, fully enclosed rear garden. Early viewing advised! NO CHAIN.

Entrance Hall

Accessed via a Composite double glazed front door. Door to: Lounge. Stairs rising to: First floor. Radiator.

Lounge 12'7 x 11'11 (3.84m x 3.63m)



UPVC double glazed bay window to front aspect. TV and telephone point. Radiator.

(Lounge Photo Two)



Kitchen/Diner 16'0 x 8'4 (4.88m x 2.54m)



Comprising: A newly fitted kitchen with a selection of fitted base and wall units with laminate worktop over. 1 1/2 bowl acrylic sink with drainer. Single electric fan assisted oven, with four ring electric hob and extractor over. Space and plumbing for washing machine with further spaces for freestanding fridge/freezer and a further appliance. Opening through to: pantry/under stairs storage with UPVC double glazed window to side aspect. Radiator. UPVC double glazed window to rear aspect. Door through to: Rear porch.

(Kitchen/Diner Photo Two)



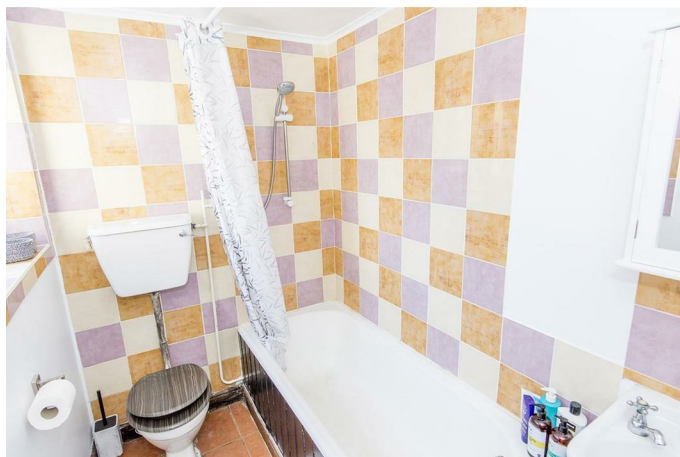
(Kitchen/Diner Photo Three)



Rear porch

With UPVC double glazed door on to: Rear garden. UPVC double glazed window to rear aspect. Door in to: Bathroom.

Bathroom 8'1 x 5'2 (2.46m x 1.57m)



Comprising: Panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled flooring. Radiator. UPVC double glazed window to side aspect.

Landing

Doors off to: Bedrooms. Loft hatch access.

Bedroom One 12'7 x 9'0 (3.84m x 2.74m)



UPVC double glazed window to front aspect. Built in cupboard. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'6 x 8'0 (3.51m x 2.44m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Three 8'7 x 7'8 (2.62m x 2.34m)



UPVC double glazed window to rear aspect. Radiator.

Front



To the front of the property is a good sized, low maintenance gravel driveway providing off road parking for multiple vehicles.

Rear



To the rear is a generous, fully enclosed garden with patio, lawn and sheds.

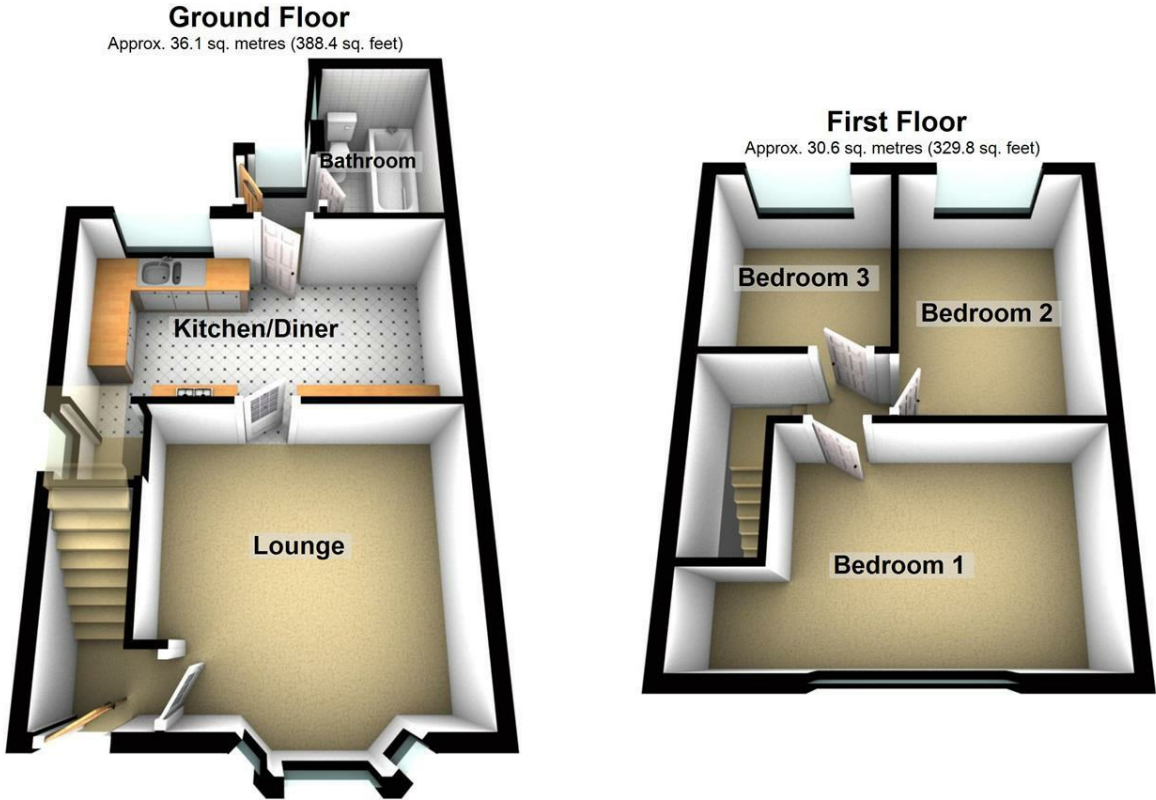
(Rear Photo Two)



(Rear Aspect Photo)



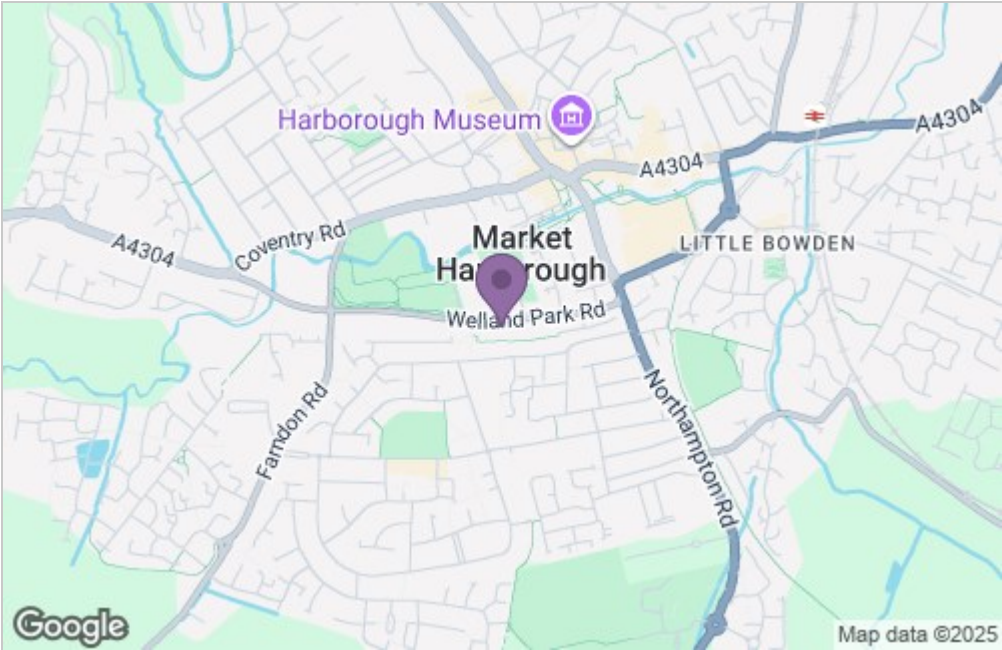
Floor Plan



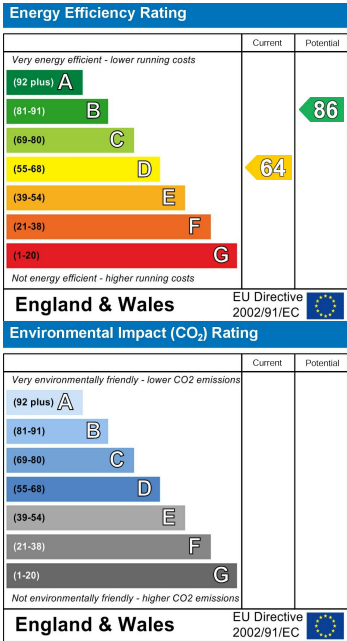
Total area: approx. 66.7 sq. metres (718.2 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise