

## 73 Welland Park Road, Market Harborough, LE16 9DN



**£215,000**

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.

*Service without compromise*



## 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)



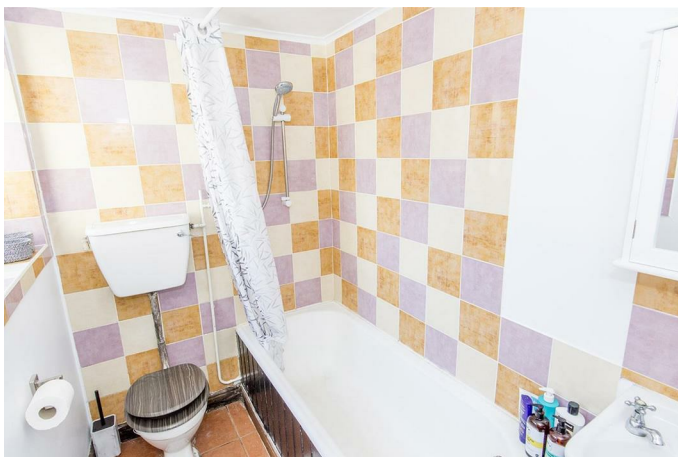
(Kitchen/Diner Photo Three)



## 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

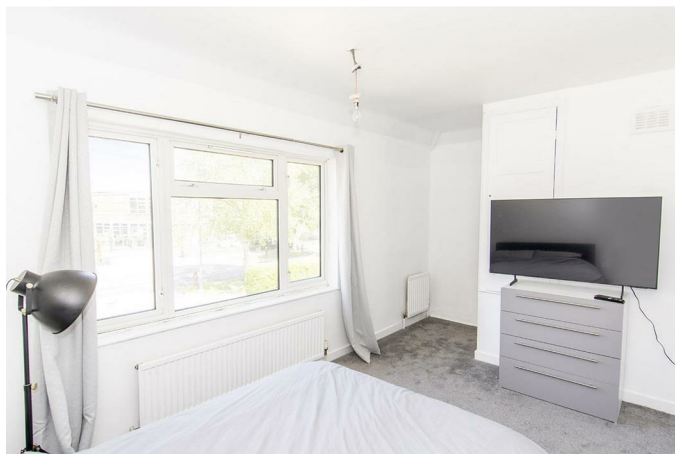
Doors off to: Bedrooms. Loft hatch access.

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)

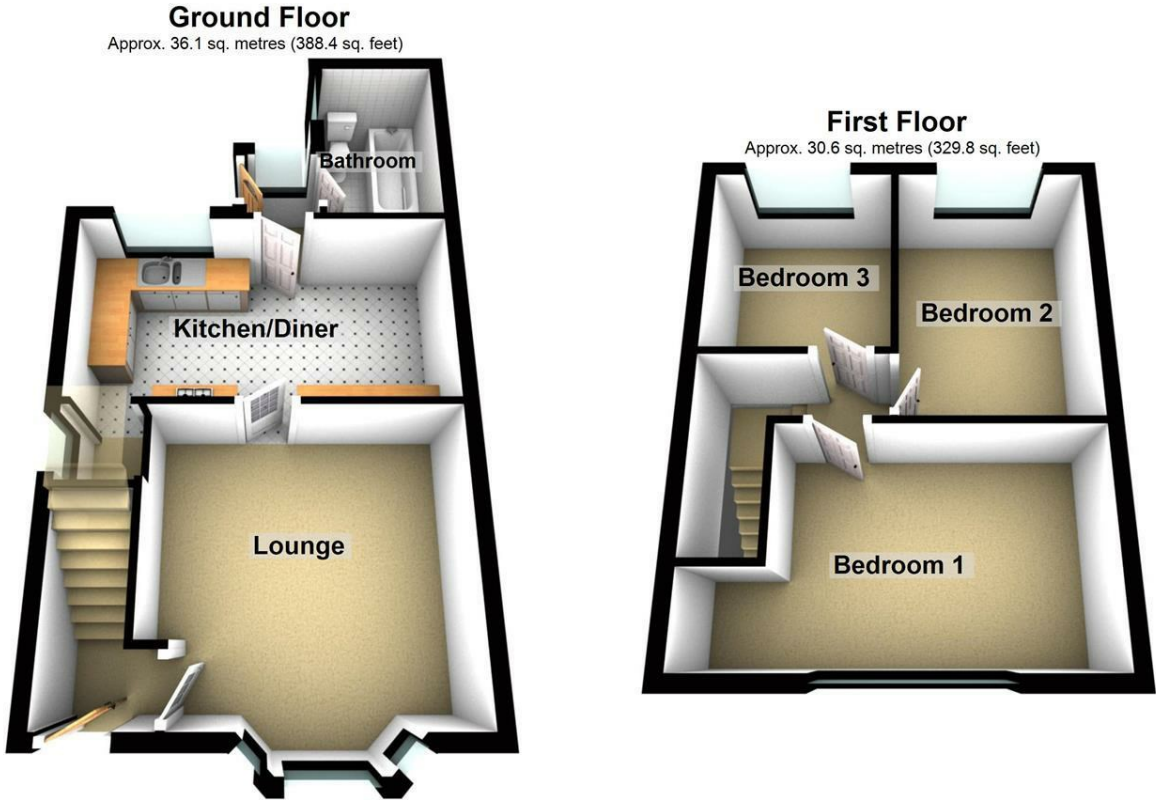


(Rear Aspect Photo)





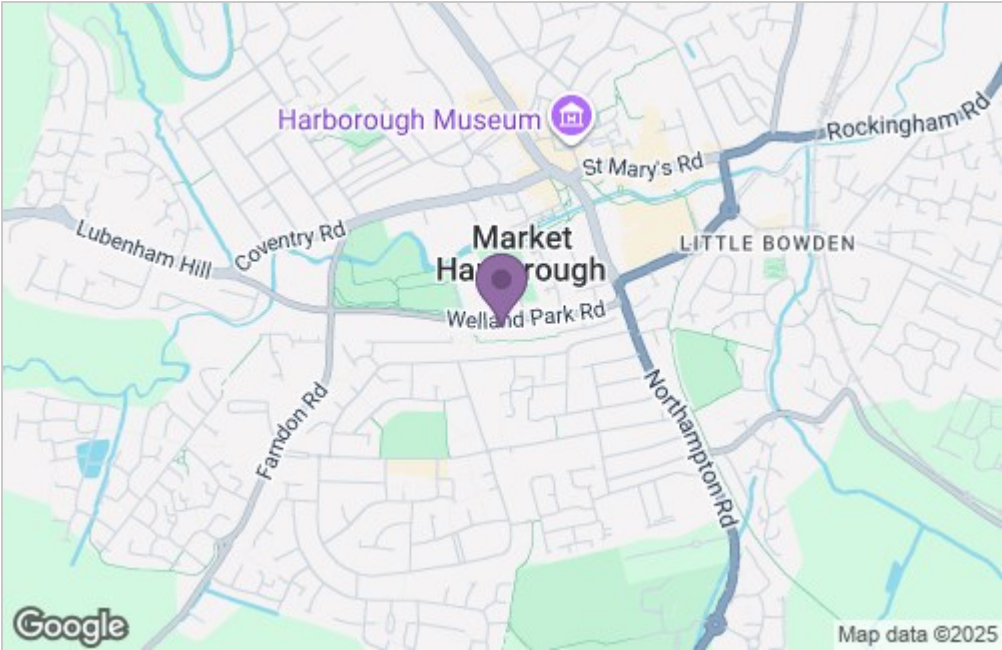
Floor Plan



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

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

