

5 Northleigh Grove, MARKET HARBOROUGH, LE16



£280,000

The stunning interior of this attractive bay fronted semi detached home is a measure of the current vendors style & good taste & simply must be seen to be appreciated. Extended to the rear, it offers good living space & is of a very high specification in terms of its fixtures & fittings. Accommodation briefly comprises entrance hallway, bay fronted lounge, an extended & beautifully fitted kitchen/diner & ground floor WC. Upstairs there's a landing, two double bedrooms & a luxurious shower room. The garden is another notable feature of this home, being of a generous size & well stocked with a wide variety of attractive shrubs & plants. The property sits towards the popular Northern end of Market Harborough, offering easy access to the union canal & town centre.

Service without compromise

Entrance Hall



Composite opaque double glazed main entrance door, opaque UPVC double glazed window to side, laminate flooring, laminate flooring, radiator.

Lounge 12'7 max into bay x 12'8 plus recess (3.84m max into bay x 3.86m plus recess)



UPVC double glazed bay window to front, cast iron open fire with tiled inserts, under stairs cupboard, radiator.

(Lounge Photo Two)



Kitchen/Diner 18'4 x 12'2 max, narrowing to 10'8 (5.59m x 3.71m max, narrowing to 3.25m)



UPVC double glazed windows to rear and side aspects, UPVC double glazed side entrance door, fitted with a range of wall and floor mounted units with worktops over and ceramic one and a half bowl sink with mixer tap and drainer inset, integrated fridge/freezer, integrated slimline dishwasher, integrated washing machine, electric built in oven, gas hob with extractor hood over, laminate flooring, radiator.

(Kitchen/Diner Photo Two)



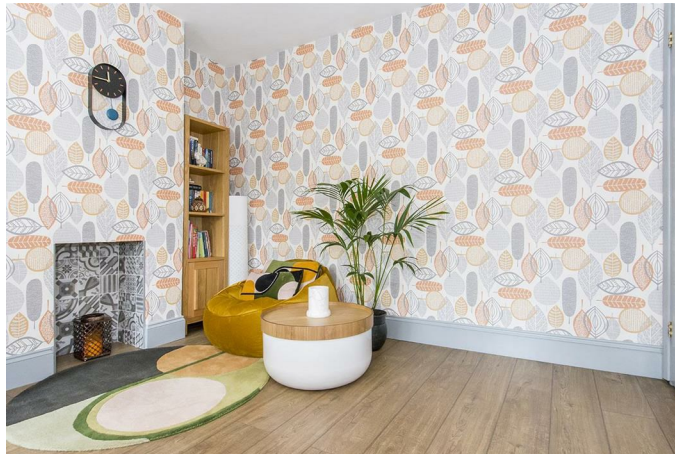
(Kitchen/Diner Photo Three)



(Kitchen Area Photo)



(Dining Area Photo)



Ground Floor WC 6 x 4'7 (1.83m x 1.40m)



Opaque UPVC double glazed window to side, white two piece suite comprising WC and wash hand basin, heated towel rail, laminate flooring.

Landing

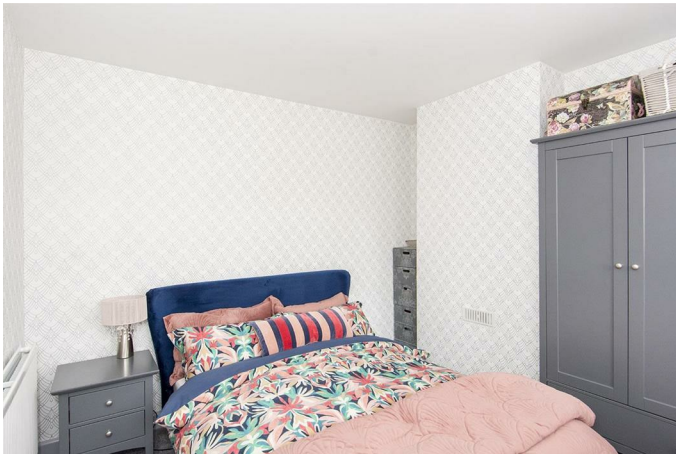
UPVC double glazed window to front, linen cupboard housing Worcester gas fired combination central heating boiler, radiator.

Bedroom One 11' x 10'2 maximum into bay (3.35m x 3.10m maximum into bay)



UPVC double glazed bay window to front, radiator.

(Bedroom One Photo Two)



Bedroom Two 11'2 x 8'5 (3.40m x 2.57m)



UPVC double glazed window to rear, radiator.

(Bedroom Two Photo Two)



Shower Room 7'9 x 7'1 (2.36m x 2.16m)



Opaque UPVC double glazed window to rear, white four piece suite comprising WC, bidet, wash hand basin and walk-in shower cubicle, designer column radiator with heated towel rail over, extractor fan, laminate flooring.

(Shower Room Photo Two)



Frontage



Gated timber picket fence with gate, pathway leading to main entrance door at the side of the property, continuing to gated side access leading into the rear garden.

Rear Garden



(Rear Garden Photo Two)



(Rear Garden Photo Three)

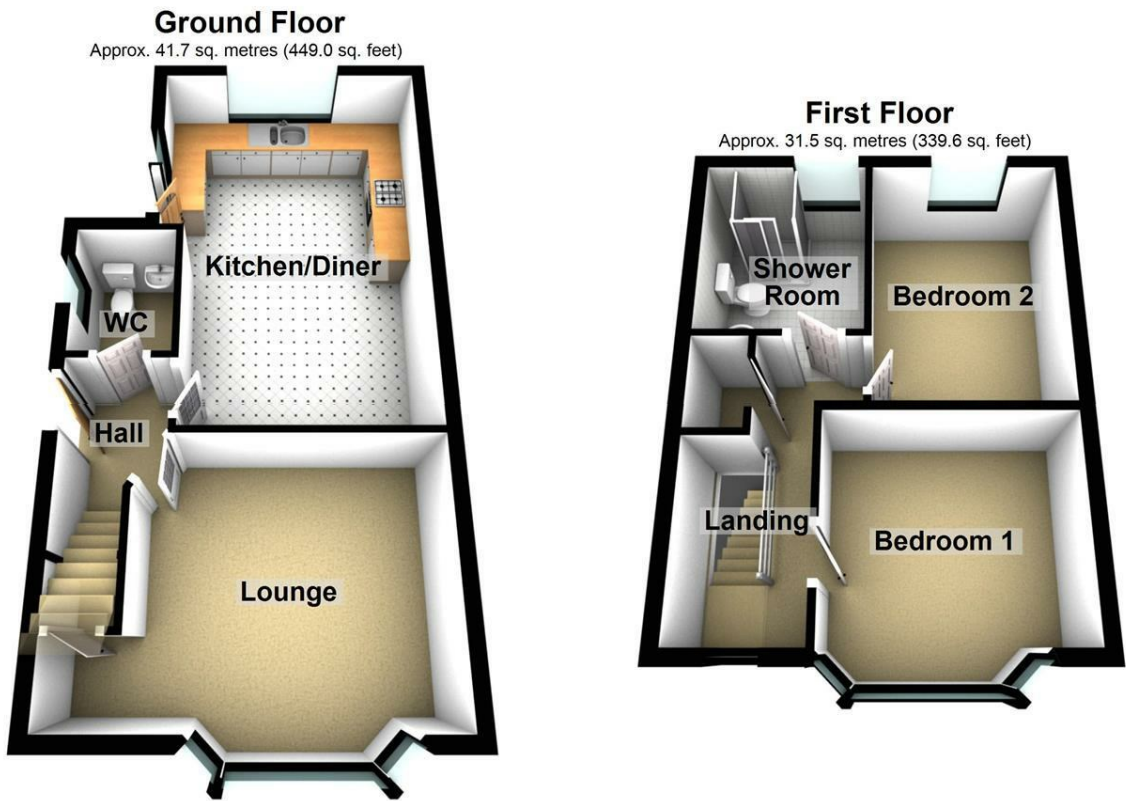


(Rear Garden Photo Four)



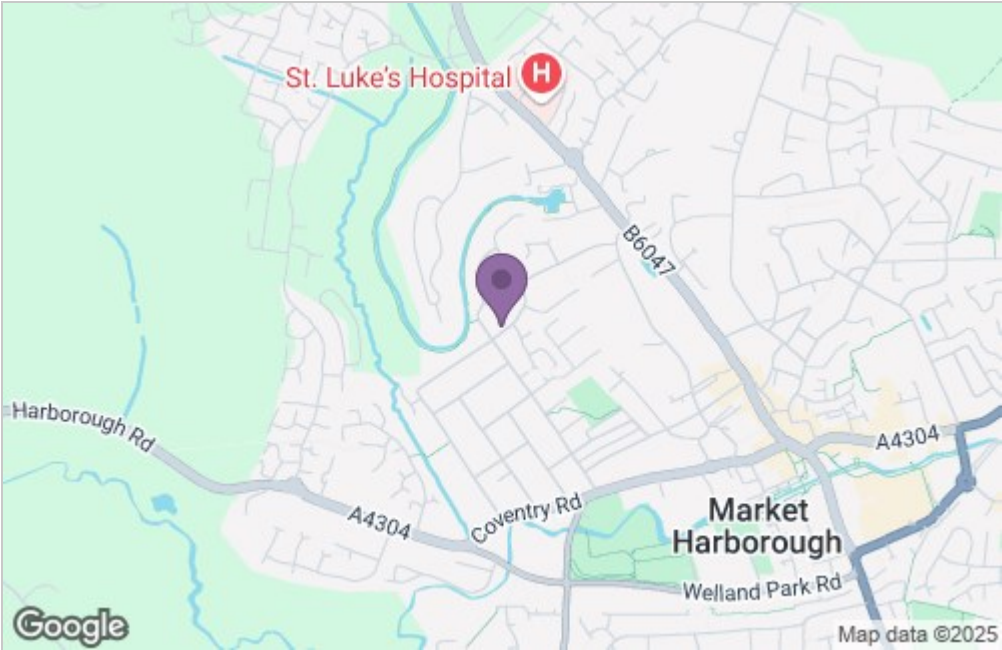
(Rear Aspect Photo)

Floor Plan

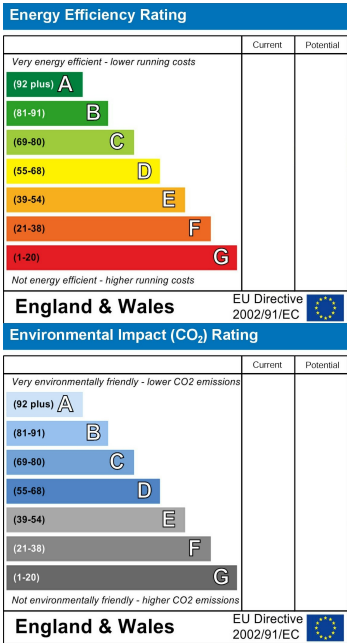


Total area: approx. 73.3 sq. metres (788.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise