

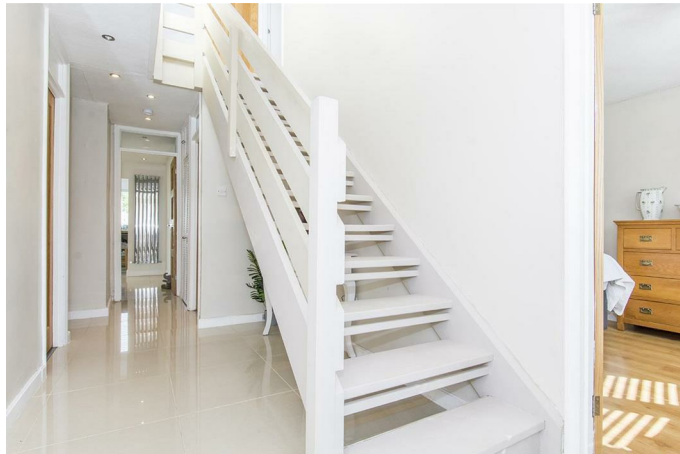
## 31 Fleetwood Gardens, Market Harborough, LE16 9LX



### Offers Over £375,000

With its full-width rear extension and a loft conversion to create fantastic additional first floor living accommodation, this detached bungalow is deceptively spacious and must be seen in person to be appreciated. The property sits towards the end of a pleasant cul-de-sac in the ever popular town of Market Harborough, with nearby bus stops providing direct drop-offs to the bustling town centre. Modern, well presented accommodation briefly comprises entrance hallway, lounge through to dining room, breakfast kitchen, family bathroom to the ground floor, shower room to the first floor and four double bedrooms split equally over the two storeys. Outside, there is a large utility/store room extension to the side, currently only accessible from the front & and rear gardens, but offering scope for further development. There is also a driveway providing ample off road parking and an attractive low maintenance rear garden.

Entrance Hall



UPVC double-glazed front entrance door. Vertical radiator. Storage cupboard off. Tiled flooring.

Lounge 15'4" x 12'4" (4.67m x 3.76m)



Radiator. Large opening through to dining area.

(Lounge Photo Two)



Dining Area 14'6" x 7'1" (4.42m x 2.16m)

UPVC double-glazed French doors and side lights to the rear aspect. Radiator.

Kitchen 15'0" x 11'8" (4.57m x 3.56m)



UPVC double-glazed window to rear. Opaque UPVC double glazed side entrance door. Double-glazed lantern to ceiling. Spotlights to ceiling. Fitted with a range of wall to floor mounted kitchen units with roll edge worktops. Stainless steel sink with mixer tap and drainer. Tiled splash-backs. Integrated dishwasher. Integrated washing machine. Electric double oven. Gas hob with extractor hood over. Recessed space for fridge-freezer. Tiled flooring. Vertical radiator. Fixed breakfast table.



(Kitchen Photo Two)



(Kitchen Photo Three)



Utility Room 20'0" x 7'4" (6.10m x 2.24m)



Opaque UPVC double-glazed front entrance door from the driveway. UPVC bow window to front. Opaque UPVC double-glazed door to the rear garden. Space and plumbing for washing machine and dryer.

Bedroom One 12'9" x 9'6" (3.89m x 2.90m )



UPVC double-glazed bow window to front. Radiator.

(Bedroom One Photo Two)



Bathroom 8'8" x 8'1" (2.64m x 2.46m)



Opaque UPVC double-glazed window to utility room. White four piece suite comprising WC, wash hand basin, paneled bath and walk-in shower cubicle. Tiled walls. Tiled flooring. Heated towel rail.

(Bathroom Photo Two)



Landing

Double-glazed Velux window to front aspect.

Bedroom Two 12'9" x 8'1" (3.89m x 2.46m)



UPVC double-glazed bow window to front. Radiator.

(Bedroom Two Photo Two)



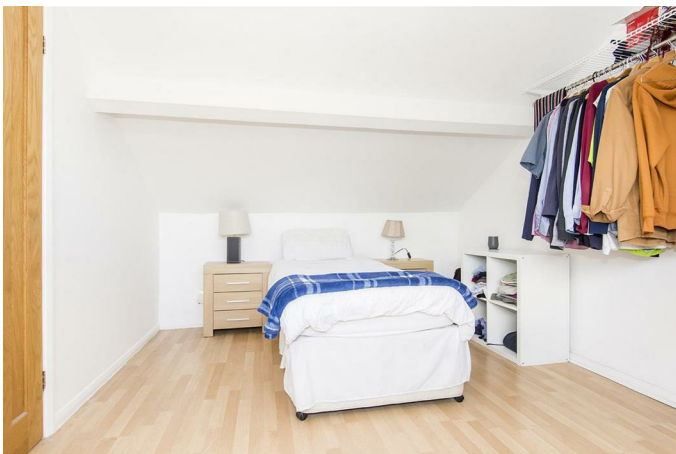


Bedroom Three 14'0" x 10'3" (4.27m x 3.12m)

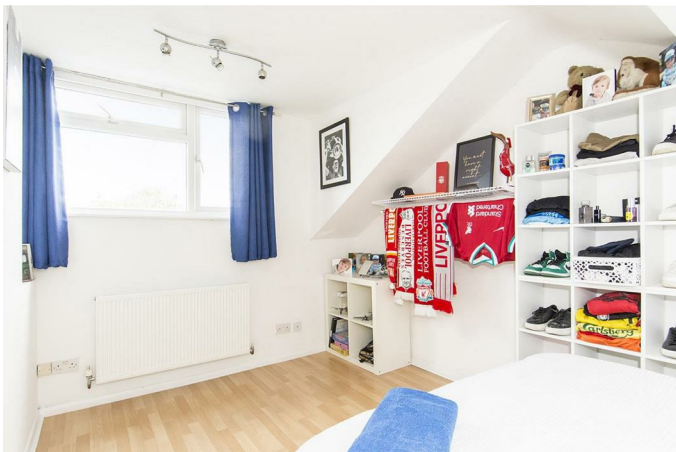


UPVC double-glazed window to rear. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 13'9" x 9'6" (4.19m x 2.90m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Four Photo Two)



Shower Room 5'6" x 5'3" (1.68m x 1.60m)



Opaque UPVC double-glazed window to rear. White three piece suite comprising WC, wash hand basin and shower cubicle. Tiled walls. Tiled flooring. Heated towel rail.

## Rear Garden



Mainly laid to lawn with PVC decking, waterpoint, enclosed by timber fencing.

## (Rear Garden Photo Two)



## (Rear Aspect Photo)

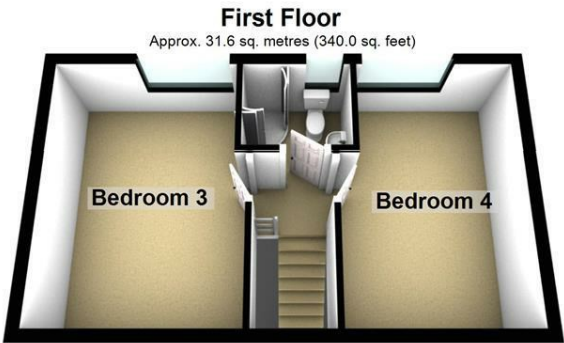
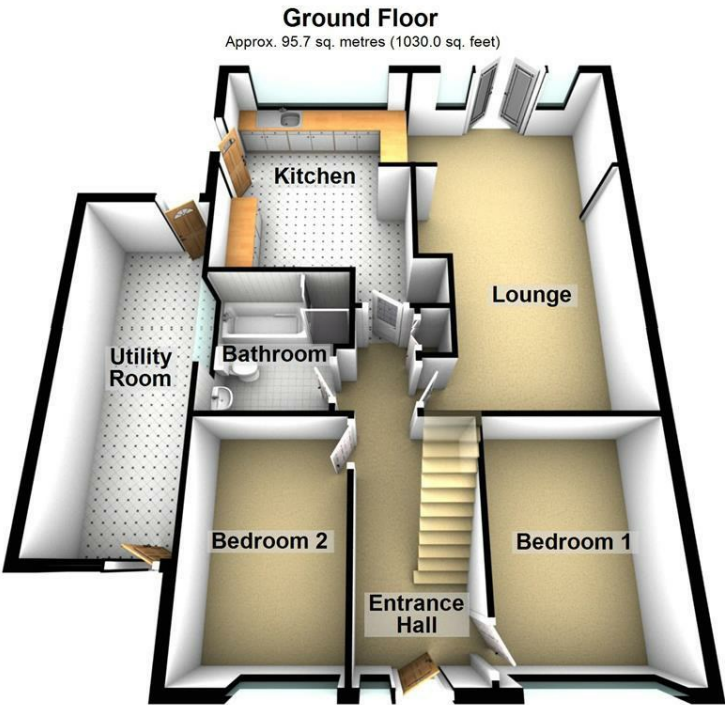


## Front

Paved driveway. Lawned area.

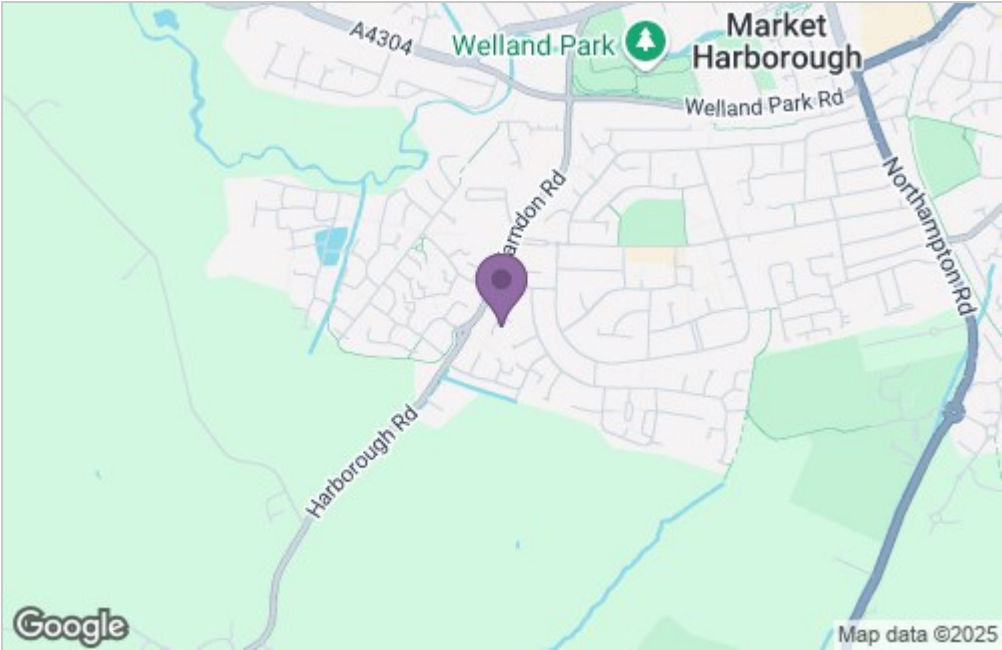


Floor Plan

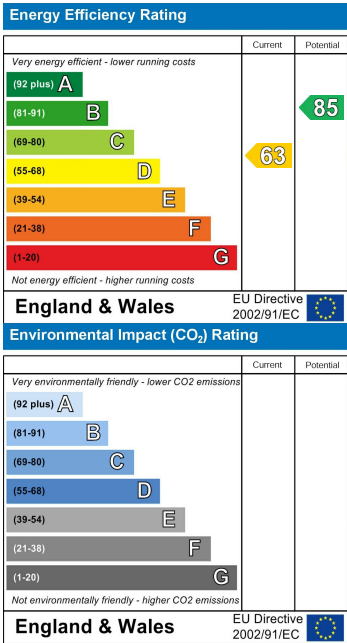


Total area: approx. 127.3 sq. metres (1370.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise