

34 Sycamore Road, Market Harborough, LE16 7GU



£650,000

A substantial and beautifully presented detached residence, located on a quiet cul-de-sac backing onto countryside right at the Northern tip of Market Harborough town. The property is of an attractive design, offering a fantastic amount of living space and enjoys a range of high specification fixtures and fittings. The space and standard of this home must be seen in person to be appreciated.

Accommodation briefly comprises entrance hall, ground floor WC, lounge with fitted TV and storage units, dining/playroom, study, high specification kitchen/family room with integrated appliances and utility room. To the first floor there's a landing, master bedroom with a dressing room and master ensuite, second guest bedroom also with an ensuite, two further double bedrooms, and a family bathroom. To the outside there is a driveway providing off road parking for several vehicles, leading to a partitioned double garage, and there is a pleasant lawned garden to the rear.

Service without compromise

Entrance Hall



Composite double-glazed front entrance door. Understairs storage cupboard. Amtico flooring. Radiator.

Downstairs WC



Wash hand basin, WC. Half tiled walls. Amtico flooring. Radiator.

Lounge 16'9" x 12'0" (5.11m x 3.66m)



UPVC double-glazed french doors and sidelights to rear aspect. Fitted range of TV display and storage units. Two radiators.

(Lounge Photo Two)



Dining/Playroom 11'6" x 8'4" (plus door recess) (3.51m x 2.54m (plus door recess))



UPVC double-glazed window to front. Amtico flooring. Radiator.

(Dining/Playroom Photo Two)



Study 11'9" x 7'2" (3.58m x 2.18m)



UPVC double-glazed window to front. Radiator.

(Study Photo Two)



Kitchen / Family Room 21'3" x 14'3" maximum
narrowing to 10'1" minimum (6.48m x 4.34m maximum
narrowing to 3.07m minimum)



UPVC double-glazed window to rear. UPVC double-glazed French doors and windows arranged in a box bay formation to the rear garden. Fitted with a range of floor and mounted units with quartz worktops and inset one and a half bowl sink. Integrated fridge freezer. Integrated induction hob with extractor hood. Electric oven. Integrated microwave. Integrated dishwasher. Integrated wine cooler. Amtico flooring. Two radiators.

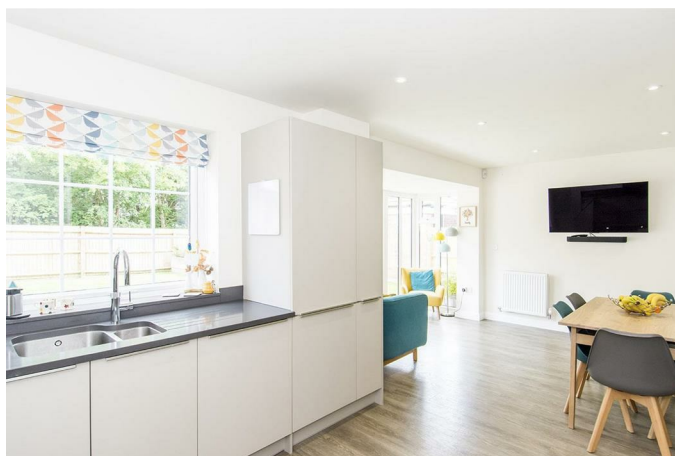
(Kitchen Area Photo)



(Kitchen Area Photo Two)



(Kitchen Area Photo Three)



(Family Area Photo)



(Family Area Photo Two)



Utility Room 7'3" x 5'8" (2.21m x 1.73m)



Double-glazed composite side entrance door. Wall and floor mounted units with quartz worktops and inset sink. Boiler cupboard. Plumbing for washing machine and space for a tumble dryer. Amtico flooring. Radiator.

Landing

Large airing cupboard.

Bedroom One 16'8" maximum into door recess x 11'8" (5.08m maximum into door recess x 3.56m)



UPVC double-glazed window to front and side aspects. Radiator. Open through to dressing room.

(Bedroom One Photo Two)



Dressing Room 10'2" x 5'3" maximum into wardrobes
(3.10m x 1.60m maximum into wardrobes)



UPVC double-glazed window to rear. Fitted wardrobes. Radiator.

En-Suite 7'1" x 8'5" maximum into shower cubicle
(2.16m x 2.57m maximum into shower cubicle)



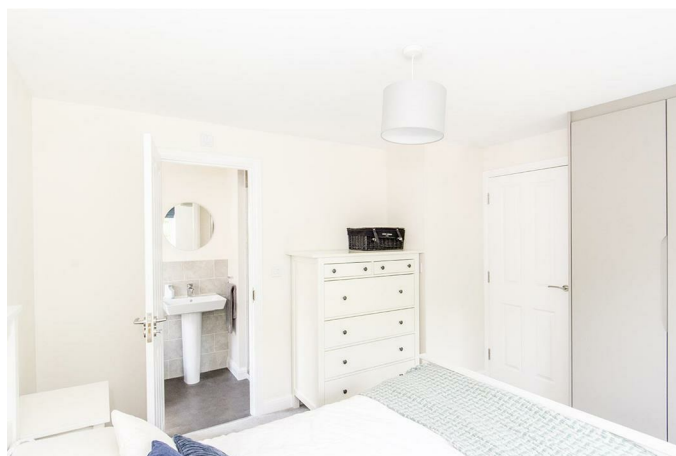
UPVC double-glazed window to rear. White four piece suite comprising WC, wash hand basin, panelled bath and shower cubicle. Tiled splash backs. Heated towel rail. Extractor fan. Shaver point.

Bedroom Two 11'6" x 10'5" (3.51m x 3.18m)



Two UPVC double-glazed window to rear. Fitted wardrobes. Radiator.

(Bedroom Two Photo Two)



Bedroom Two En-Suite 8'9" x 3'8" maximum (2.67m x 1.12m maximum)



UPVC double-glazed window to side. White three piece suite comprising WC, wash hand basin and shower cubicle. Tiled splash backs. Heated towel rail. Extractor fan.

(Bedroom Two En-Suite Photo Two)



Bedroom Three 11'9" x 10'7" maximum (3.58m x 3.23m maximum)



UPVC double-glazed window to front. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 11'0" x 9'6" (3.35m x 2.90m)



UPVC double-glazed window to front. Radiator.

(Bedroom Four Photo Two)



Bathroom 11'1" x 6'7" plus shower recess (3.38m x 2.01m plus shower recess)



UPVC double-glazed window to rear. White four piece suite comprising WC, wash hand basin, panelled bath and shower cubicle. Tiled splash backs. Heated towel rail. Extractor fan.

(Bathroom Photo Two)



Front

Double width tarmac driveway for several vehicles leading to double garage.

Double Garage (side one) 16'5" x 8'2" (5.00m x 2.49m)

Currently partitioned with a stud wall. Up and over door. Power and light. Side entrance door leading out to the rear garden.

Double Garage (Side Two) 17'0" x 6'0" (5.18m x 1.83m)

Up and over door with lighting.

Rear Garden



Mainly laid to lawn with paved patios and pathways. Waterpoint. Outside lighting. Double outside power point.

(Rear Garden Photo Two)



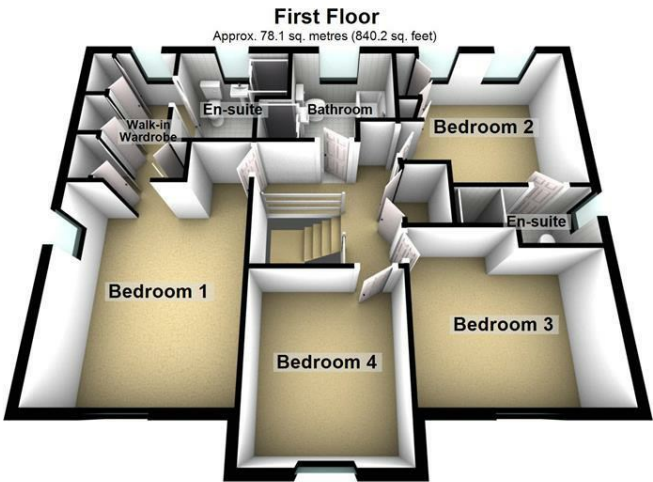
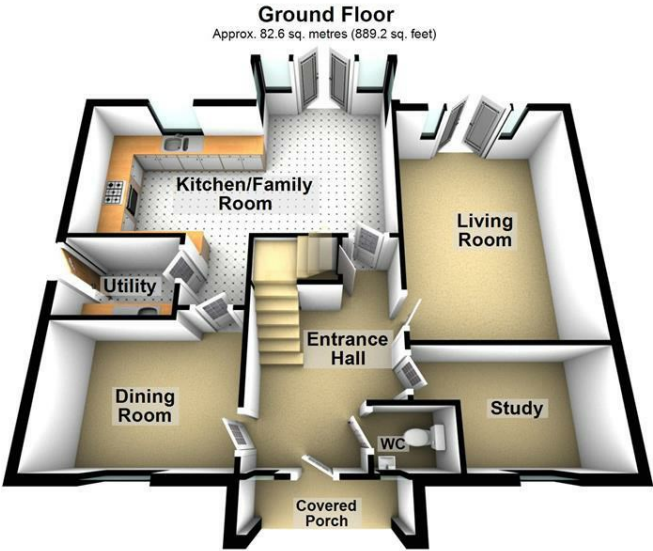
(Rear Garden Photo Three)



(Rear Aspect Photo)

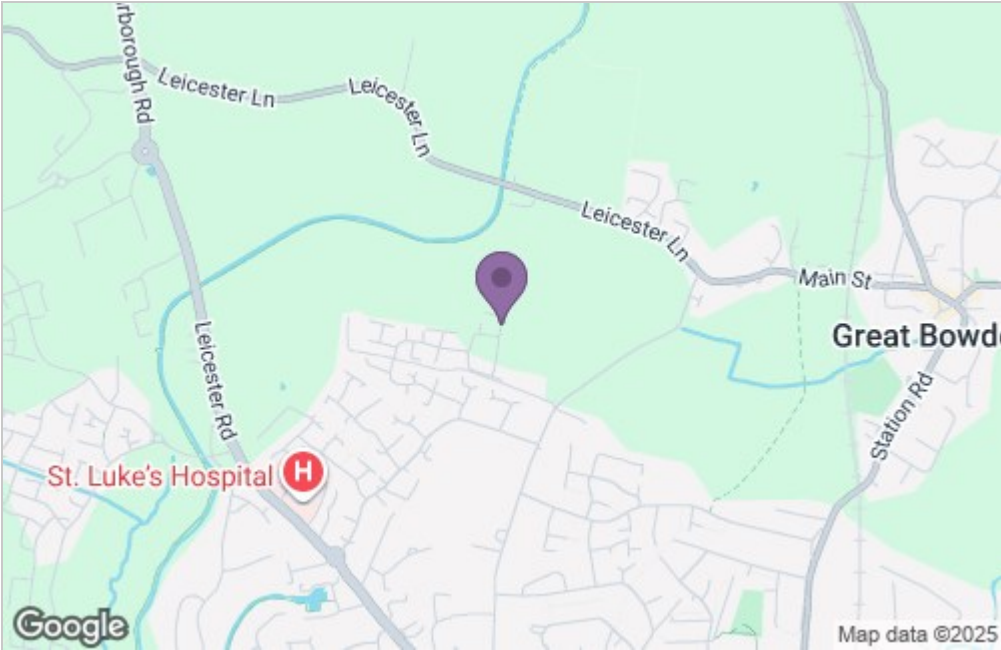


Floor Plan

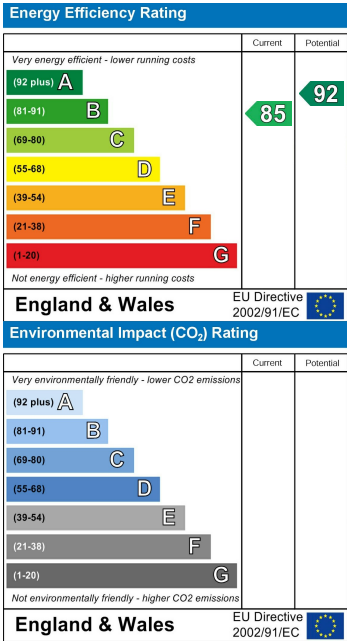


Total area: approx. 160.7 sq. metres (1729.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise