

21 Knoll Street, Market Harborough, LE16 9QR



£425,000

Situated in a sought after established location close to the canal towpath is this substantial, extended, period family home.

The double glazed and gas centrally heated accommodation briefly comprises: Entrance hall, lounge, dining room, fitted kitchen/breakfast room, landing, four good sized bedrooms, en-suite shower room and family bathroom. There is also a useful loft room with fixed staircase, an integral garage and off road parking.

The large and private South East facing rear garden is a particular feature.

Service without compromise

Entrance Hall



Accessed via timber front door with opaque leaded glass panel. Stairs rising to the first floor with understairs storage cupboard. Exposed timber flooring. Radiator. Doors to rooms.

Sitting Room 11'11" plus bay window x 10'0" (3.63m plus bay window x 3.05m)



Double glazed bow window to the front elevation. Feature tiled corner fireplace with timber surround incorporating electric fire. Radiator.

(Sitting Room Photo Two)



Lounge 17'6" x 11'11" (5.33m x 3.63m)



Feature fitted cast iron woodburning stove. Exposed timber floorboards. Fitted storage cupboards. Radiator. Opening to:-

(Lounge Photo Two)



(Lounge Photo Three)



Dining Area 15'0" x 6'8" (4.57m x 2.03m)



Double glazed French doors opening out to the rear garden. Two double glazed velux windows. Tiled flooring. Fitted timber topped breakfast bar. Vertical radiator. Opening to:-

Kitchen Area 11'7" x 10'6" (3.53m x 3.20m)



Feature large arched double glazed window to the rear aspect. Two double glazed velux windows. Range of fitted base and wall units. Solid timber work surfaces with complementary tiled splash backs. Fitted gas range cooker with extractor hood over. Fitted automatic dishwasher. Enamelled one and a half sink and drainer. Personal door to the garage.

(Kitchen Area Photo Two)



(Kitchen Area Photo Three)



(Kitchen Area Photo Four)



First Floor Landing

Timber balustrade. Door to stairs rising to the attic room. Doors to rooms.

Bedroom One 14'8" x 9'0" (4.47m x 2.74m)



Double glazed window to the rear aspect. Radiator. Door to:-

(Bedroom One Photo Two)

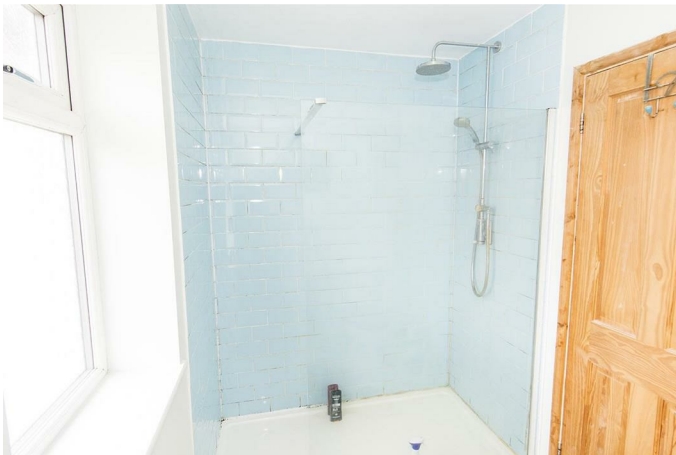


En-suite



Double tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Complementary tiling. Opaque double glazed window.

(En-Suite Photo Two)



Bedroom Two 12'0" x 10'1" (3.66m x 3.07m)



Double-glazed window to rear. Built-in wardrobes. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 10'3" x 8'11" (3.12m x 2.72m)



Double-glazed window to front. Large built-in wardrobe. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 8'8" x 6'11" (2.64m x 2.11m)



Double-glazed window to front. Radiator.

(Bedroom Four Photo Two)



Bathroom



Opaque double-glazed window to front. Ball and claw bath with shower fitment over. Low-level WC. Pedestal wash hand basin. Complementary tiling. Heated towel rail.

(Bathroom Photo Two)



Loft Room 12'5" x 11'7" (3.78m x 3.53m)



Two Velux windows.

(Loft Room Photo Two)



Rear Garden



Private and facing a South-Easterly direction. Block paved patio area. Lawned area. Paved patio area to rear. Two sheds. Enclosed by timber lap fencing.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Aspect Photo)

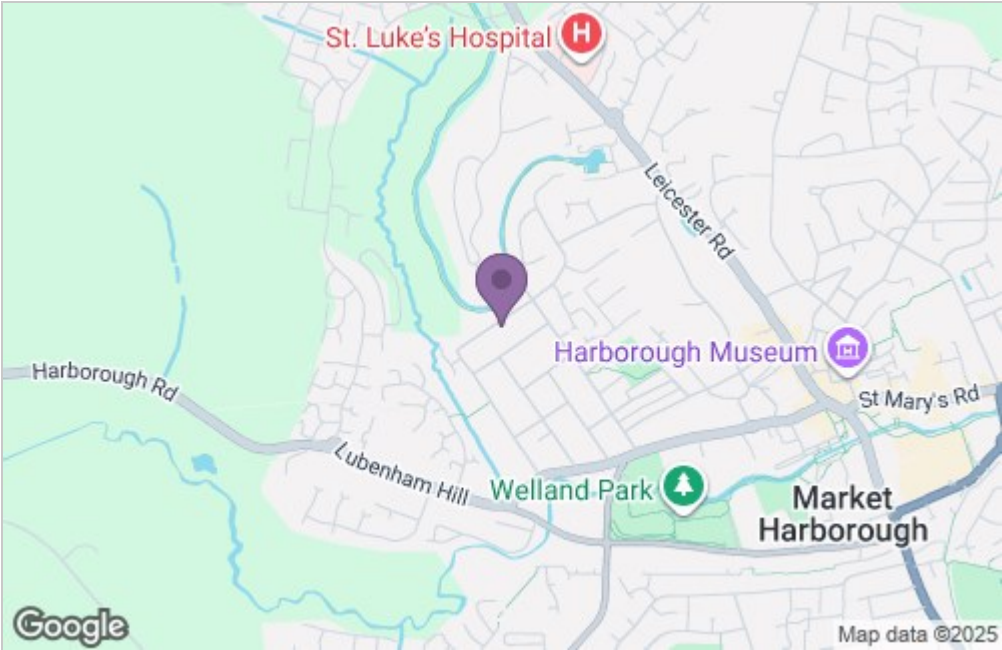


Floor Plan

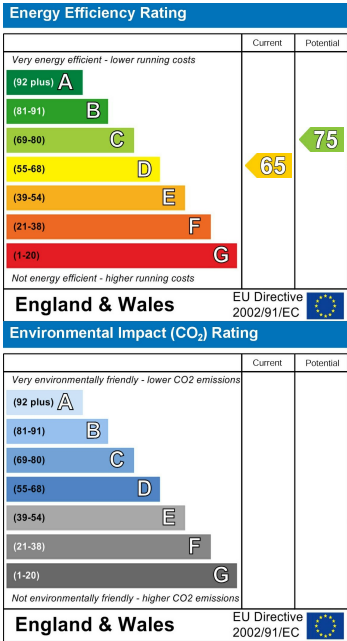


Total area: approx. 173.5 sq. metres (1867.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise