

## 21 Fairfax Road, Market Harborough, LE16 9JT



**£340,000**

A beautifully maintained and presented semi detached family home well located on a wide tree lined street and offering substantial family accommodation with large private gardens.

The property is gas centrally heated and double glazed, and the accommodation comprises: Entrance hall, lounge, fitted kitchen/diner with appliances, rear hall, utility, landing, three bedrooms and bathroom.

The gardens are a particular feature and there is off road parking for several cars.

## Front



Block paved four court providing multi vehicle parking. Gated access to side leading to a storage area. Further gated access to the rear garden.

## Entrance Hall



Accessed via UPVC front door. Double-glazed window to side elevation. Radiator. Stairs rise into first floor. Under stairs storage cupboard.

## Lounge 14'11" x 10'11" (4.55m x 3.33m)



Double-glazed window to front elevation. Radiator. Telephone point. Television point.

## (Lounge Photo Two)



## (Lounge Photo Three)



Kitchen / Breakfast Room 21'6" x 9'10" (6.55m x 3.00m)



Range of modern fitted base and wall units to include base display cabinets. Roll edge work surfaces with complimentary tiled splashbacks. Fitted appliances to include a double oven, four ring gas hob with extractor fan over, refrigerator and automatic dishwasher. Stainless steel one and a half sink and drainer. Double-glazed French doors opening out to the rear garden. Ceramic tiled flooring. Double-glazed window to the rear. Television point. Door to rear hall.

(Kitchen / Breakfast Room Photo Two)



(Kitchen / Breakfast Room Photo Three)



#### Rear Hall

Ceramic tiled flooring. Boiler cupboard housing gas fired combination boiler. Double-glazed window to the front elevation. Door to walk in cloakroom. Door to utility room.

#### Walk In Cupboard

Radiator.

Utility 5'9" x 6'9" (1.75m x 2.06m)



Space and plumbing for automatic washing machine. Ceramic tiled flooring. Double-glazed window to the rear. Radiator.

(Utility Photo Two)



First Floor Landing



Double-glazed window to side elevation. Timber balustrade. Access to loft space. Pine doors to rooms.

Bedroom One 14'8" max x 10'11" (4.47m max x 3.33m)



Double-glazed windows to front elevation. Fitted wardrobes. Radiator.

(Bedroom One Photo Two)



Bedroom Two 14'8" max x 9'11" (4.47m max x 3.02m)



Double-glazed window to rear elevation. Radiator. Fitted wardrobes. Wood laminate flooring.

(Bedroom Two Photo Two)



Bedroom Three 9'3" x 7'8" (2.82m x 2.34m)



Double-glazed window to side elevation. Built in wardrobe. Radiator.

(Bedroom Three Photo Two)



Shower Room



Double shower cubicle with rain main shower fitment. Pedestal wash hand basin. Low level w/c. Heated towel rail. Opaque double-glazed window.

(Bathroom Photo Two)



Rear Garden



Laid mainly to lawn. Paved patio area. Timber slat fencing. Slated patio with water feature. Timber garden store. Enclosed by timber slat fencing.

(Rear Garden Photo Two)





(Rear Garden Photo Three)



Rear Aspect



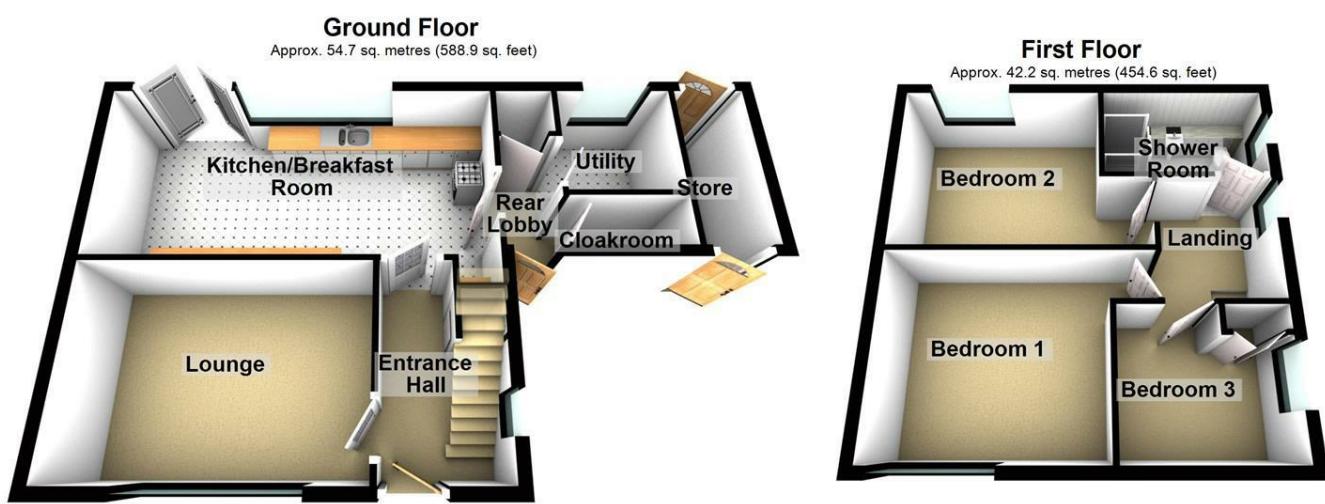
Parking



*Service without compromise*

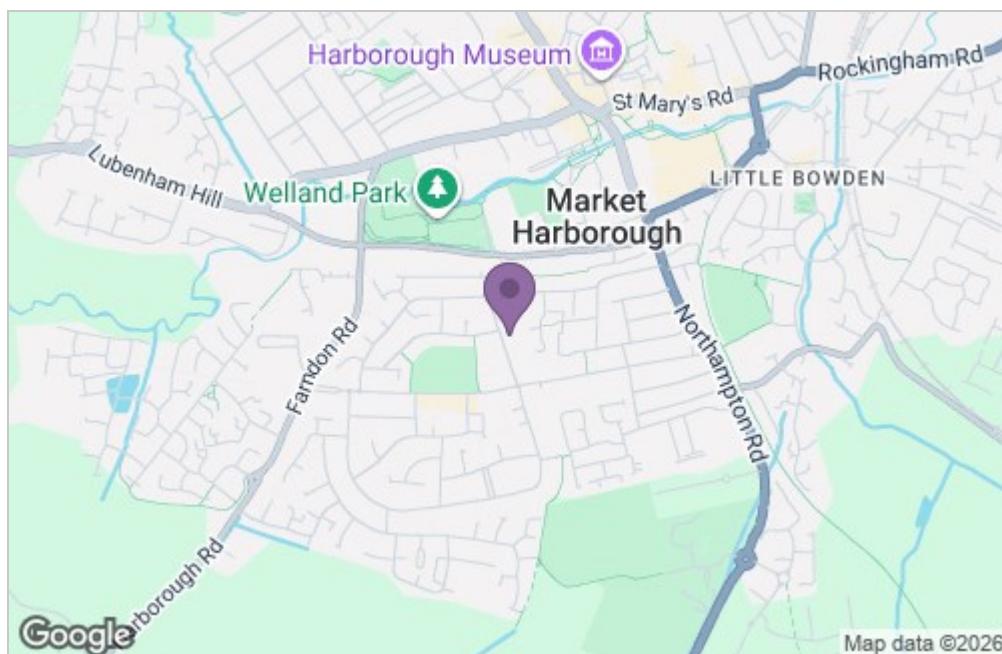
# ADAMS & JONES

## Floor Plan

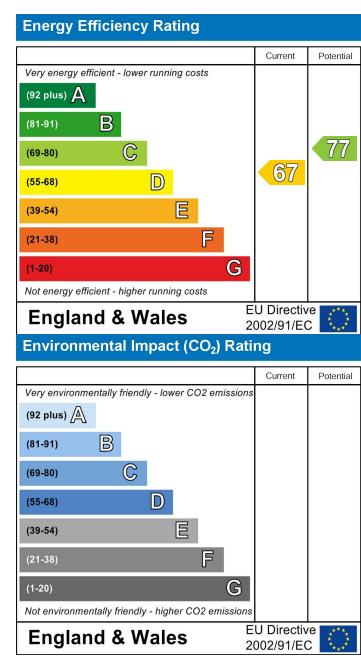


Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

## Area Map



## Energy Efficiency Graph



*Service without compromise*