

19 Woodgate Close, Market Harborough, LE16 8EX



Offers Over £475,000

An attractive bay fronted, detached family home with a stylish modern kitchen, located on a sought after Market Harborough development within the Meadowdale Primary School catchment area.

Accommodation briefly comprises entrance hallway, bay fronted lounge, 20ft kitchen/diner, utility room and ground floor W/C. To the first floor there are four bedrooms, master en-suite and family bathroom. Outside there is a driveway providing off road parking leading to a single integral garage with electric roller door. To the rear of the property is a particularly attractive garden with a wide range of shrubs and trees providing a good degree of privacy.

Service without compromise

Entrance Hallway



Composite double-glazed front entrance door with UPVC opaque double-glazed side light. Radiator.

Lounge 18'9" max into bay x 10'4" (5.72m max into bay x 3.15m)



UPVC double-glazed bay window to front. Gas fire to stone fire place. Two radiators. Glazed French doors leading through to the kitchen/diner.

(Lounge Photo Two)



Kitchen/Diner 20'0" x 11'0" (6.10m x 3.35m)



UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Fitted with a range of modern wall and floor mounted kitchen units with worktops over and ceramic one and a half bowl sink with mixer tap and drainer inset. Integrated fridge/freezer. Integrated dishwasher. Built in oven and microwave oven. Induction hob with extractor hood over. Radiator.

(Kitchen Area Photo)



(Kitchen Area Photo Two)



Dining Area



Utility Room 6'7" x 5'5" (2.01m x 1.65m)

UPVC double-glazed rear entrance door. Space and plumbing for washing machine and dryer. Built in storage unit with worktop over. Wall mounted Worcester gas fired central heating boiler.

Ground Floor W/C



Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Radiator.

Landing



Opaque UPVC double-glazed window to side. Loft access hatch. Airing cupboard. Radiator.

Master Bedroom 14'7" max / 12'1" min x 12'3" to wardrobe doors (4.45m max / 3.68m min x 3.73m to wardrobe doors)



UPVC double-glazed window to front. Built in wardrobes. Radiator.

(Master Bedroom Photo Two)

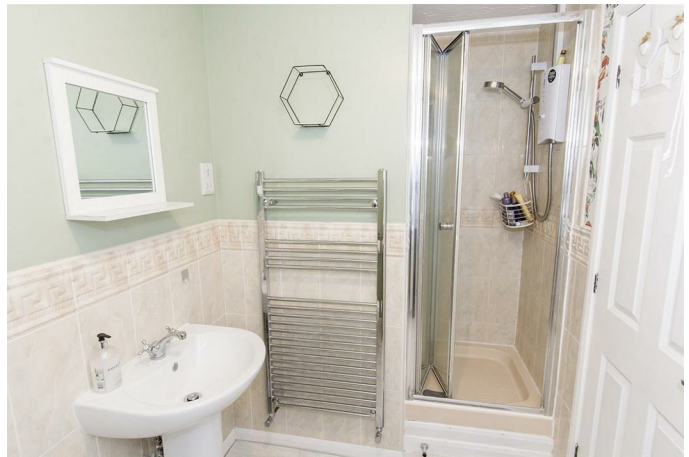


Master En-Suite



Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan.

(Master En-suite Photo Two)



Bedroom Two 11'6" x 9'0" max (3.51m x 2.74m max)



Two UPVC double-glazed windows to front. Built in wardrobe. Radiator.

Bedroom Three 10'3" x 9'4" (3.12m x 2.84m)

UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Bedroom Four 7'3" x 7'0" plus wardrobe recess (2.21m x 2.13m plus wardrobe recess)



UPVC double-glazed window to rear. Built in wardrobes. Radiator.

Family Bathroom



Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Panelled bath with shower mixer tap. Shaver point. Radiator.

Front



Lawned front garden with tarmac driveway for two cars leading to the single garage.

Garage

Electrically operated roller vehicle access door. Power connected.



Rear Garden



Paved patio and pathway to side entrance gate and timber shed. Mature trees and shrubs to borders. Water point. Outside power point.

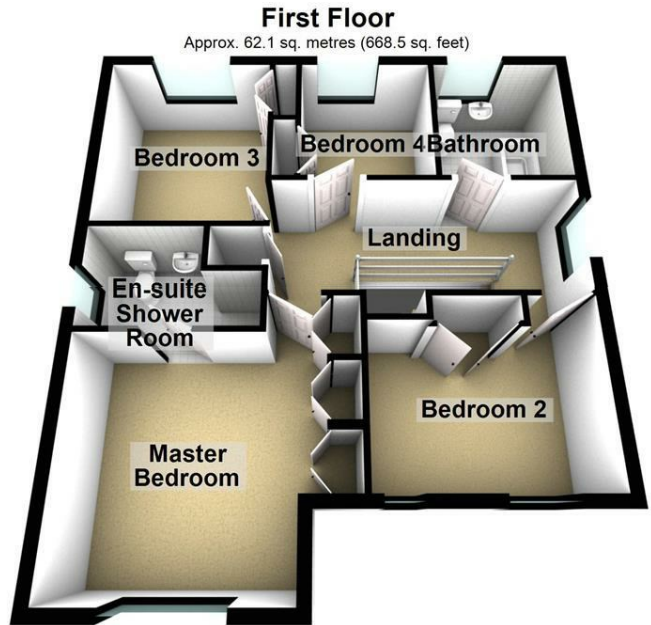
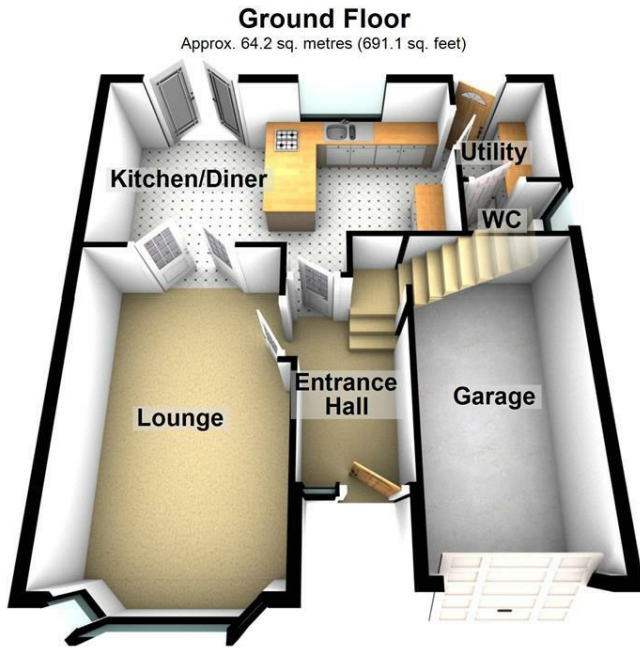
(Rear Garden Photo Two)



Rear Aspect

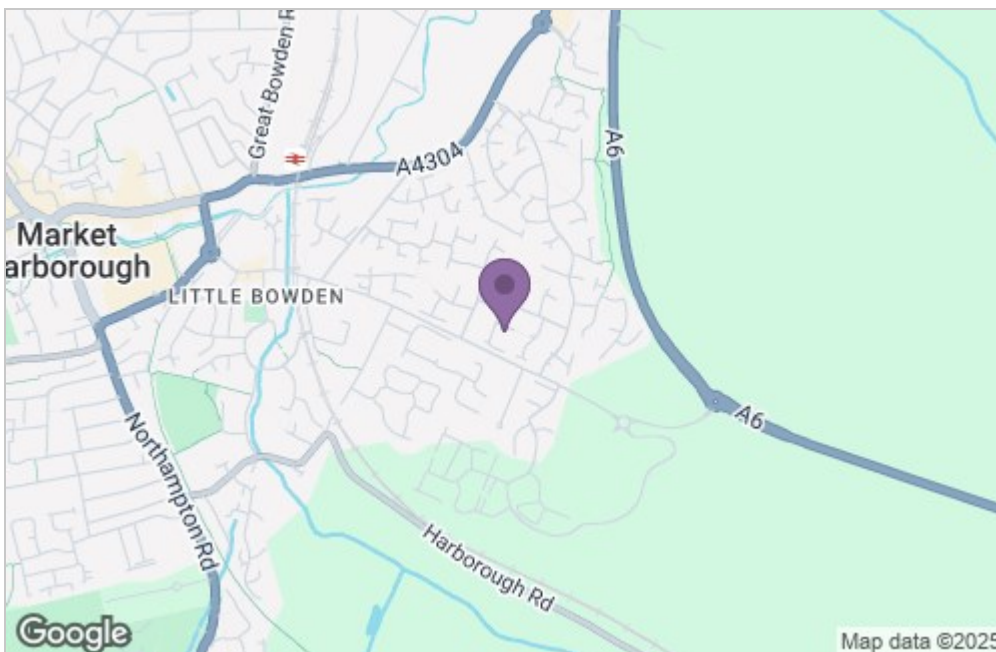


Floor Plan

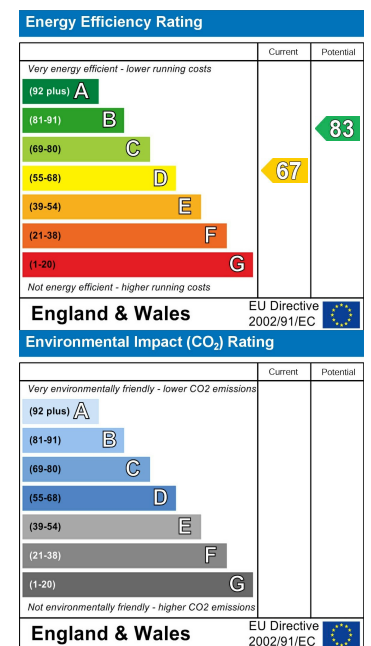


Total area: approx. 126.3 sq. metres (1359.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise