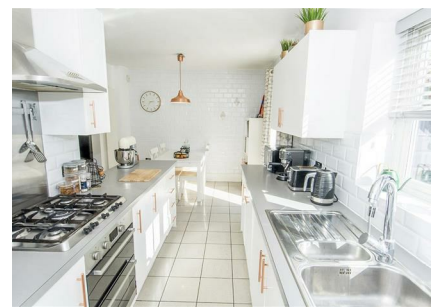


8 Garfield Close, Market Harborough, LE16 8GD



£475,000

Situated right in the centre of the highly sought after Little Bowden area of Market Harborough town, within easy reach of it's vast range of amenities, is this very spacious three storey semi-detached home.

On the ground floor there is an entrance hallway, with ground floor WC, kitchen/diner opening through to study/family room, box bay fronted lounge and store room (formally the front half of the garage). To the first floor there is a landing, three bedrooms, en-suite and family bathroom. To the second floor is a further bedroom and additional en-suite. Outside there is a block paved driveway to the front and a low maintenance enclosed garden to the rear.

Service without compromise

Entrance Hallway



Timber front entrance door. Timber framed double-glazed window to front. Range of slide-out shoe storage and understairs cupboards. Radiator.

Ground Floor WC



Low level WC. Wash hand basin. Half tiled walls. Radiator.

Lounge 15'6" max into box bay window x 11'3" (4.72m max into box bay window x 3.43m)



Double-glazed box bay window to front. Gas stove fire over granite hearth. Two radiators.

(Lounge Photo Two)



Kitchen/Diner 18'0" x 10'8" max / 7'0" min (5.49m x 3.25m max / 2.13m min)

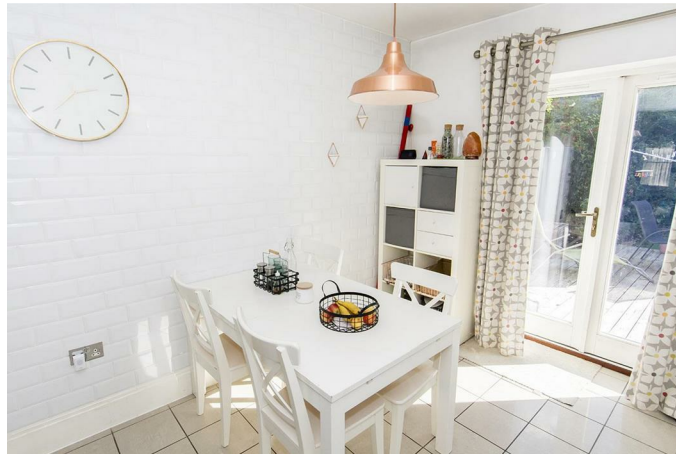


Timber framed windows and French doors to rear aspect. Fitted range of wall and floor mounted units with worktops over and one and a half bowl stainless steel sink inset. Electric double oven. Gas five ring hob with extractor hood over. Integrated washing machine. Integrated dishwasher. Tiled splash backs. Tiled flooring. Vertical radiator. Opening through to study/family room.

(Kitchen/Diner Photo Two)



Dining Area



Study/Family Room 10'7" x 8'1" (3.23m x 2.46m)



UPVC double-glazed French double doors to rear. Spotlights to ceiling. Vertical radiator. Door through to store.

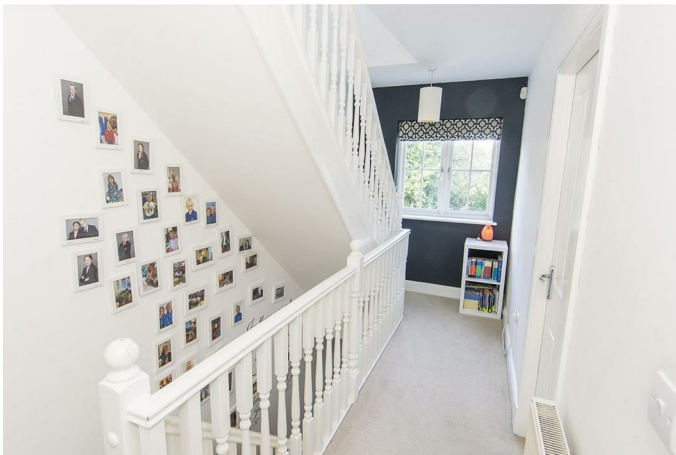
(Study/Family Room Photo Two)



Store (Formally Front Half Of Garage) 8'4" x 6'3"
(2.54m x 1.91m)

(Formally Front Half Of Garage) Up and over door from driveway. Power connected.

First Floor Landing



Double-glazed window to front. Radiator.

Bedroom Two 12'5" max into box bay window x 11'4"
(3.78m max into box bay window x 3.45m)



Double-glazed box bay window to front. Built in wardrobe. Radiator.

(Bedroom Two, Photo Two)



En-suite 5'6" x 5'3" (1.68m x 1.60m)



WC. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Spotlights to ceiling. Tiled splash backs. Tiled flooring.

(En-Suite Photo Two)



Bedroom Three 11'9" max / 8'3" min x 10'0" (3.58m max / 2.51m min x 3.05m)



Double-glazed window to rear. Radiator.

Bedroom Four 10'9" x 8'1" (3.28m x 2.46m)



Double-glazed window to front. Radiator.

Family Bathroom 8'2" x 7'1" (2.49m x 2.16m)



Opaque double-glazed window to rear. WC. Wash hand basin. Panelled bath with shower mixer tap and glazed shower screen. Extractor fan. Spotlights to ceiling. Airing cupboard. Heated towel rail.

Second Floor Landing

Velux window to front. Large built in storage cupboard.

Master Bedroom 19'5" x 12'8" max into recess (5.92m x 3.86m max into recess)

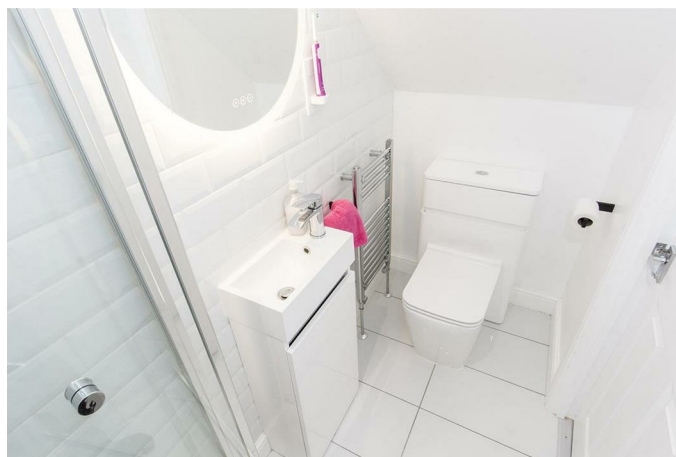


Double-glazed Velux window to rear. Double-glazed window to front. Radiator. Door through to en-suite.

(Master Bedroom Photo Two)



Master En-Suite 7'3" x 3'2" (2.21m x 0.97m)



WC. Wash hand basin. Panelled bath, over storage unit. Shower cubicle. Tiled splash backs. Tiled flooring. Spotlights to ceiling.

Front

Block paved driveway providing off road parking. Gravelled front garden.

Rear Garden



Low maintenance design with artificial lawn, timber decking and timber shed. Enclosed by timber fencing.

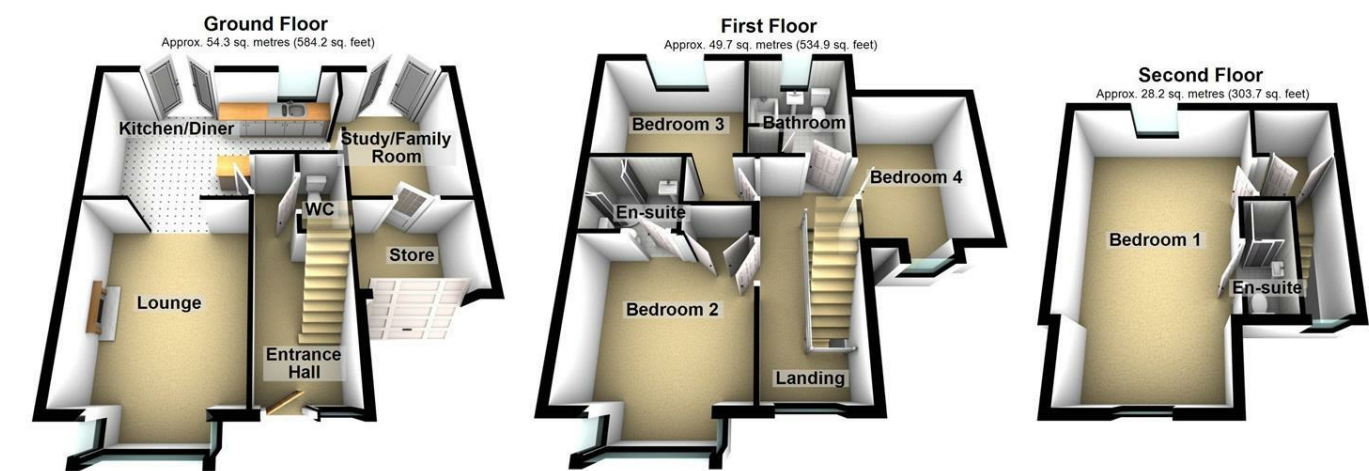
(Rear Garden Photo Two)



Rear Aspect

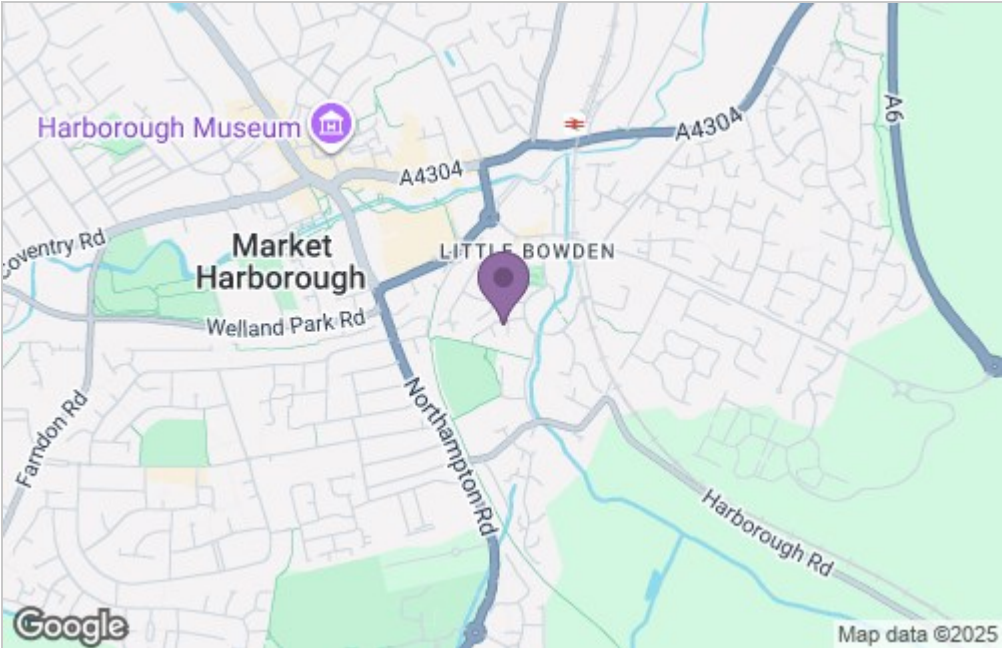


Floor Plan

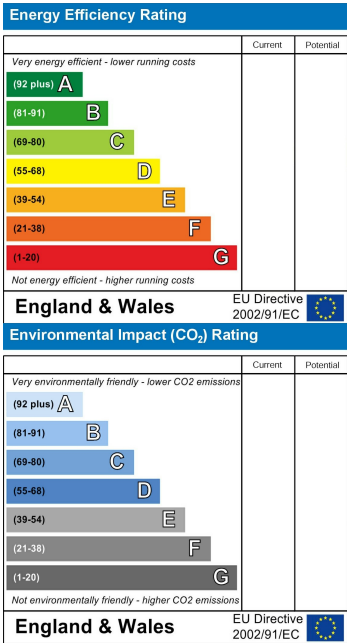


Total area: approx. 132.2 sq. metres (1422.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise