

4 Stafford Way, Market Harborough, LE16 7EF



£280,000

Situated on the popular Wellington Place development on the Western edge of town is this well presented and spacious semi detached family home.

The gas centrally heated and double glazed accommodation briefly comprises: Entrance hall, lounge, inner lobby, downstairs WC, fitted kitchen/diner, landing, three bedrooms, en-suite shower room and family bathroom.

There is also a private rear garden and off road parking for two cars.

The property has been very competitively priced to achieve an early sale. We would, therefore, highly recommend an early internal viewing.

Service without compromise

Entrance Hall



Tiled flooring. Stairs rising to the first floor. Meter cupboard. Radiator. Door to lounge.

Lounge 13'10" x 12'1" (4.22m x 3.68m)



Double glazed window to the front elevation. Radiator. Television point. Door to:-



Inner Lobby

Under stairs storage cupboard. Access to Kitchen/diner and door to:-

Downstairs WC



Pedestal wash hand basin and low level WC. Radiator.

ADAMS & JONES

Kitchen/Diner 15'6" x 9'5" (4.72m x 2.87m)



Range of modern fitted base and wall units. Laminated work surfaces and splash backs. Fitted appliances to include: Double oven and four ring hob beneath a filter extractor hood, fridge and freezer, and automatic dishwasher. Stainless steel one and a half sink and drainer. Wall mounted gas fired combination central heating boiler. Double glazed window to the rear aspect. Double glazed French doors opening out to the rear garden.



First Floor Landing

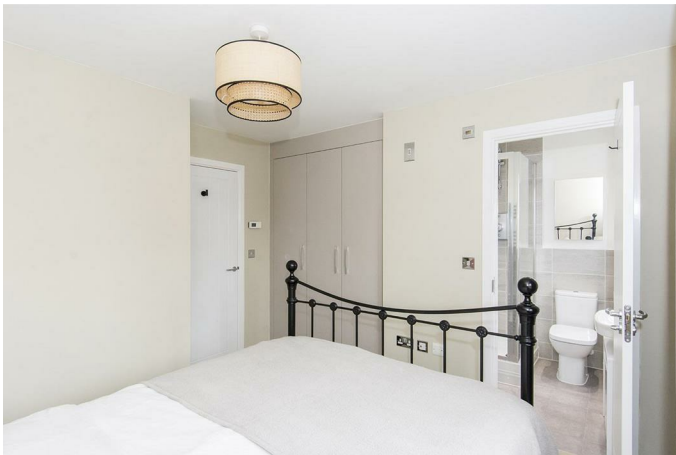
Access to loft space. Radiator. Doors to rooms.

Service without compromise

Bedroom One 10'1" to face of wardrobes x 9'3"
(3.07m to face of wardrobes x 2.82m)



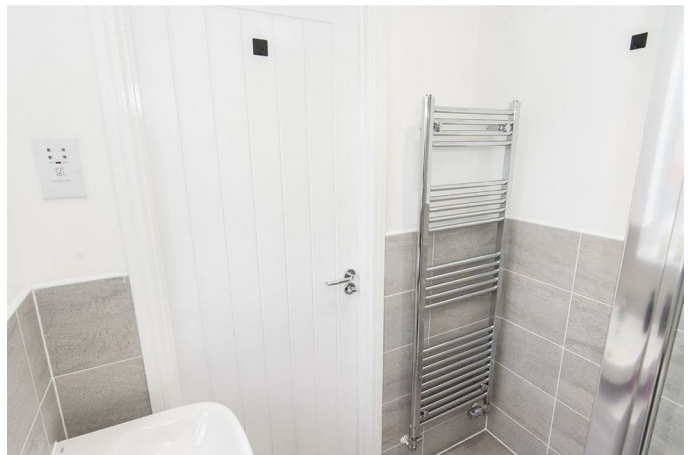
Double glazed window to the front elevation. Radiator. Built in wardrobe. Television and telephone point. Door to:-



En-Suite Shower Room



Shower cubicle with electric shower fitment. Wash hand basin. Low level WC. Heated towel rail. Complementary tiled floor and walls.



Bedroom Two 10'10" x 8'7" (3.30m x 2.62m)



Double glazed window to the rear. Radiator.



Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiled floor and walls.

Bedroom Three 11'7" x 6'7" (3.53m x 2.01m)



Double glazed window to the rear. Radiator.



Outside

To the front of the property is a storm porch and tarmacked hardstanding for two cars. There is gated side pedestrian access to the rear garden.

The rear garden is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing.

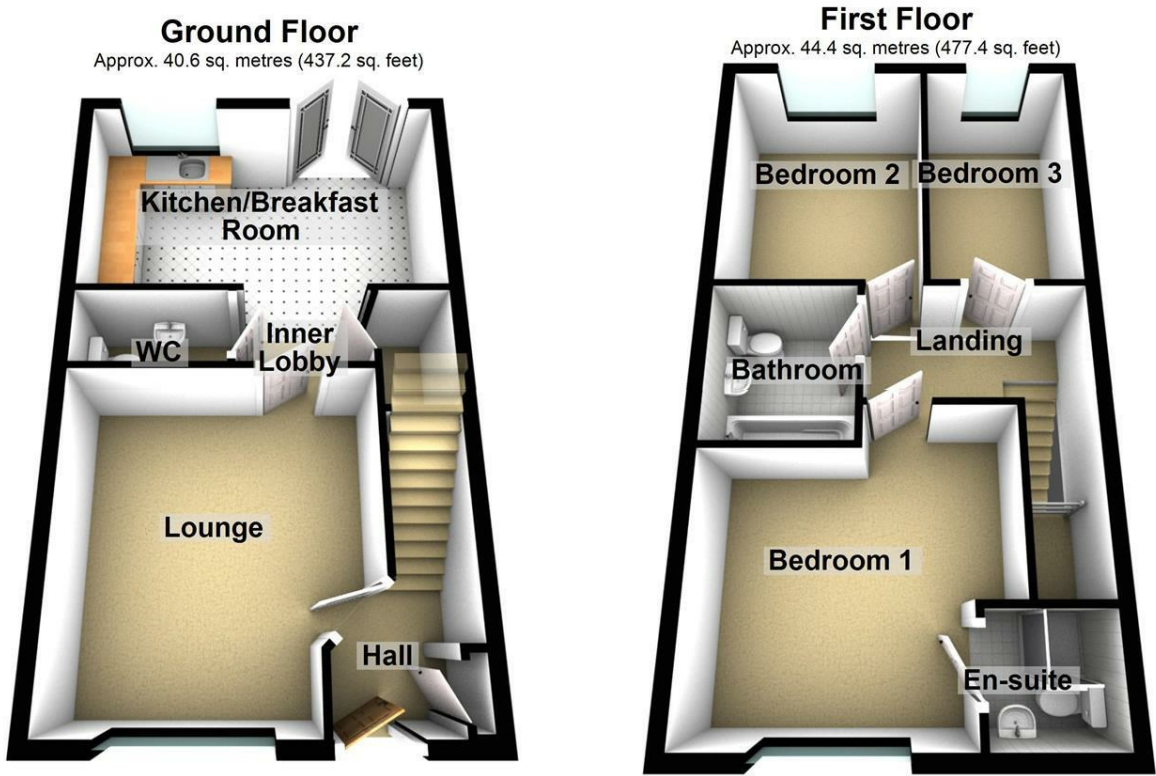
Rear Garden



Rear Aspect

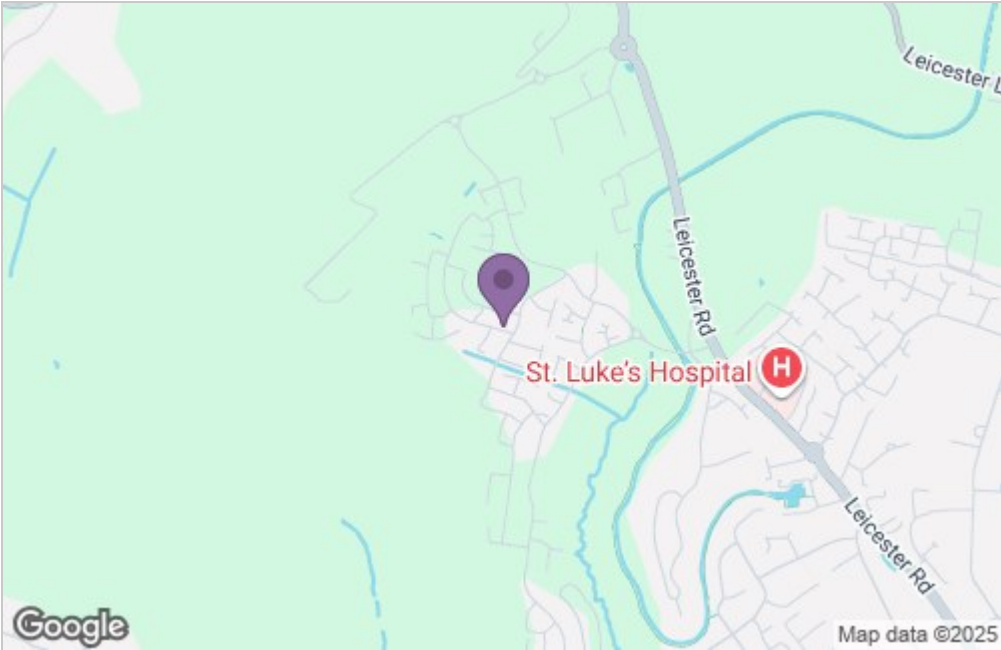


Floor Plan

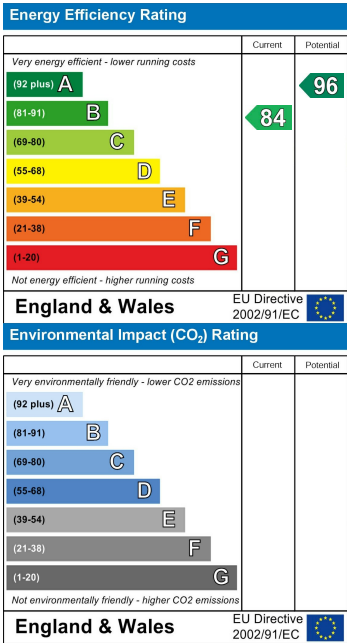


Total area: approx. 85.0 sq. metres (914.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise