

12 The Furlongs, Market Harborough, LE16 7XL



£460,000

A beautifully presented and substantial detached family home ideally situated just a short walk from the railway station and town centre amenities. The accommodation includes: Entrance hall, downstairs WC, utility room, through lounge/diner, bespoke open plan fitted kitchen/breakfast room, study, landing, four bedrooms, en-suite and family bathroom. There is also off road parking, garage storage and a good sized and private landscaped garden.

Service without compromise

Entrance Hall



Stairs rising to the first floor. Fitted mirrored wardrobes. Radiator. Doors to rooms.

Downstairs WC



Wash hand basin and low level WC. Radiator. Double glazed window.

Utility Room 8'3" x 5'11" (2.51m x 1.80m)



Double glazed window to the side elevation. Laminated work surface. Space and plumbing for automatic washing machine and tumble dryer. Radiator. Door to Garage/Storage area.

Lounge/Dining Room 27'7" x 11'8" (8.41m x 3.56m)



Double glazed bay window to the front elevation and sliding double glazed patio doors opening out to the rear garden. Column radiator. Feature log effect gas fire. Laminate flooring. Television and telephone points. Opening to:-



automatic dishwasher, double oven with plate warmer and induction electric hob with extractor hood over. Inset ceiling downlighters. Double glazed window to the rear aspect. Door to entrance hall and door to:-



Kitchen 16'5" x 10'4" (5.00m x 3.15m)



Modern range of fitted base and wall units. Moulded 'Corian' work surfaces with inset single sink and drainer. Fitted appliances to include: Refrigerator, freezer,



Study 14'6" x 8'3" (4.42m x 2.51m)



Double glazed patio doors opening out to the rear garden. Telephone point. Radiator.



First Floor Landing

Airing cupboard housing lagged hot water tank. Doors to rooms.

Bedroom One 12'1" to face of wardrobes x 12'0" (3.68m to face of wardrobes x 3.66m)



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

En-Suite



Double shower cubicle with mains linked to pump power shower fitment. Wash hand basin. Low level WC. Radiator. Opaque double glazed window. Floor standing cabinet.

Bedroom Two 11'5" x 9'8" (3.48m x 2.95m)



Double glazed window to the rear elevation. Spacious under eaves storage cupboard. Radiator.

Bedroom Three 11'4" x 9'4" (3.45m x 2.84m)



Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bedroom Four 8'5" x 6'10" (2.57m x 2.08m)

Double glazed window to the rear aspect. Radiator.

Bathroom



Double shower cubicle linked to pump power shower fitment. Panelled bath. Wash hand basin. Low level WC.. Radiator. Double glazed velux window.





Outside



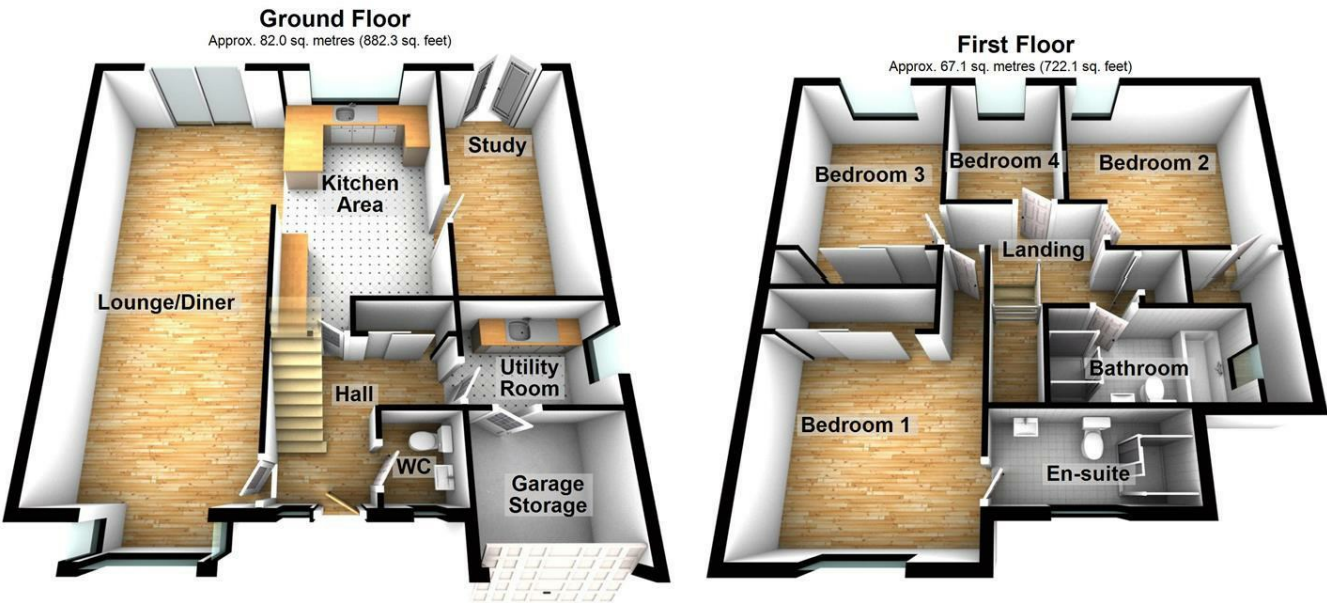
To the front of the property is a lawned area and block paved parking for two cars. There is gated side pedestrian access to the rear garden. The rear garden is fully landscaped and is laid to lawn and paved patio and seating areas. It is enclosed by fencing and hedging and affords a good deal of privacy.



Garage/Storage

Up and over door, power, lighting and personal door to the utility room.

Floor Plan

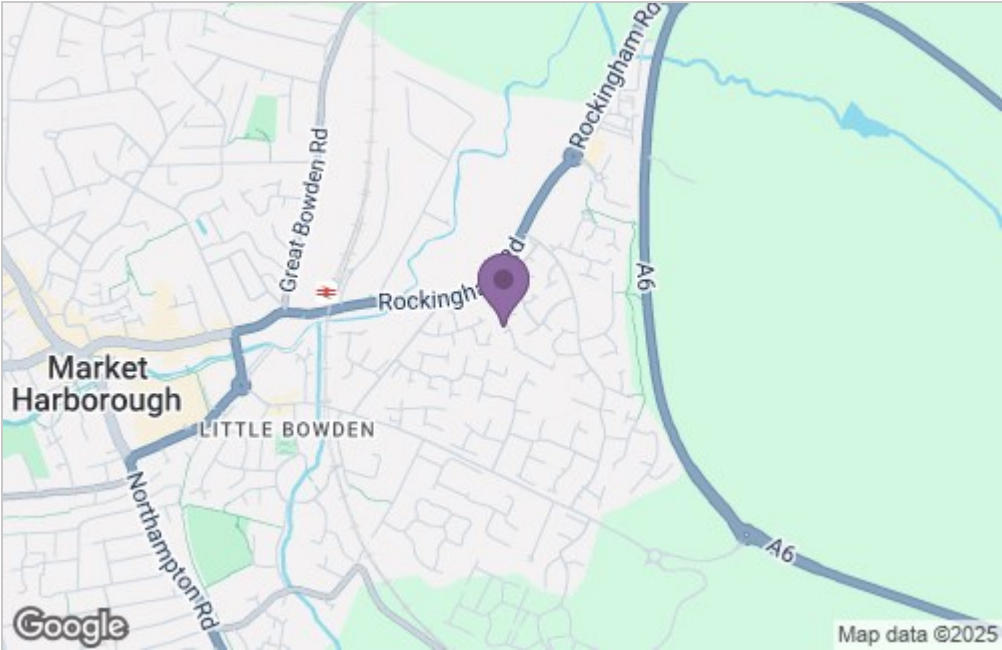


Total area: approx. 149.1 sq. metres (1604.5 sq. feet)

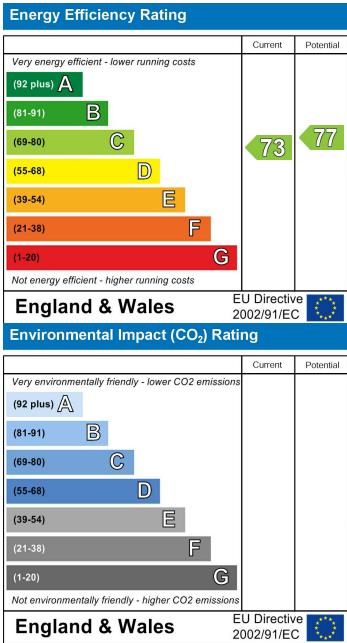
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise