

4 Curtiss Road, Market Harborough, LE16 7WL



5% Deposit Paid £339,950

*** 5% DEPOSIT CONTRIBUTION AMOUNTING TO JUST UNDER £17,000 ***. Adams & Jones are delighted to present on behalf of William Davis Homes for sale this brand new, high specification, semi-detached home with a host of upgrades ready for its new buyer to move in to. 'The Douglas' is a wonderfully quirky design offering spacious, uniquely shaped rooms totaling almost 1,100 sq ft of accommodation. It briefly comprises entrance hallway, ground floor WC, lounge, kitchen/diner, three well proportioned bedrooms, master en-suite and family bathroom. Outside there are lawned and shrubbed front and rear gardens and a tarmacked driveway providing off road parking for at least two vehicles. The property benefits from a 'Hive' smart heating system, high quality Smeg kitchen appliances, built in wardrobe to the master bedroom and of course, being new, is offered with the benefit of no upwards sales chain.

Service without compromise

Entrance Hall



Double-glazed composite front entrance door. UPVC double-glazed window to front. Hive smart thermostat. Smoke alarm. Alarm control. Burglar alarm control panel. Luxury vinyl tiled floor. Radiator.

Ground Floor WC



WC. Wash hand basin. Extractor fan. Luxury tiled vinyl flooring. Radiator.

Lounge 25'6" max from corner to corner x 11'5" max / 5'5" (7.77m max from corner to corner x 3.48m max / 1.65)



Two UPVC double-glazed windows to front. Media plate. Smoke alarm. Two radiators.



Service without compromise

Kitchen/Diner 23'2" max corner to corner x 7'11" at mid point (7.06m max corner to corner x 2.41m at mid point)



UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Fitted with a range of gloss faced wall and floor mounted units. Electric oven. Gas hob with extractor hood over. Integrated fridge/freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Stainless steel one and a half bowl sink inset to work top. Cupboard housing gas central heating boiler. Storage cupboard. Luxury vinyl tiled flooring.



Landing

Loft access hatch. Airing cupboard. Radiator.



Service without compromise

Master Bedroom 15'6" max to point x 9'4" (4.72m max to point x 2.84m)



UPVC double-glazed window to front. Fitted wardrobe. TV point. Hive smart thermostat. Radiator.

Master En-Suite 6'10" max x 6'1" max (2.08m max x 1.85m max)



Opaque UPVC double-glazed window to front. Three piece white suite comprising; wc, wash hand basin and shower cubicle. Spotlights to ceiling. Extractor fan. Shaver point. Heated towel rail.



Bedroom Two 11'5" plus door recess x 9'2" plus door recess (3.48m plus door recess x 2.79m plus door recess)



UPVC double-glazed window to front. Radiator.

Bedroom Three 15'8" corner to corner x 7'10" at mid point (4.78m corner to corner x 2.39m at mid point)



UPVC double-glazed window to rear. Radiator.



Service without compromise

Family Bathroom 6'11" x 6'3" max (2.11m x 1.91m max)



Opaque UPVC double-glazed window to rear. White three piece suite comprising; wc, wash hand basin and panelled bath. Spotlights to ceiling. Extractor fan. Tiled splash backs. Shaver point. Heated towel rail.

Front



Laid to lawn with paved pathway to front entrance door and driveway. Tarmacked driveway for at least two vehicles. Gated side access.

Rear Garden



Mainly laid to lawn with paved patio. Enclosed by timber fencing.

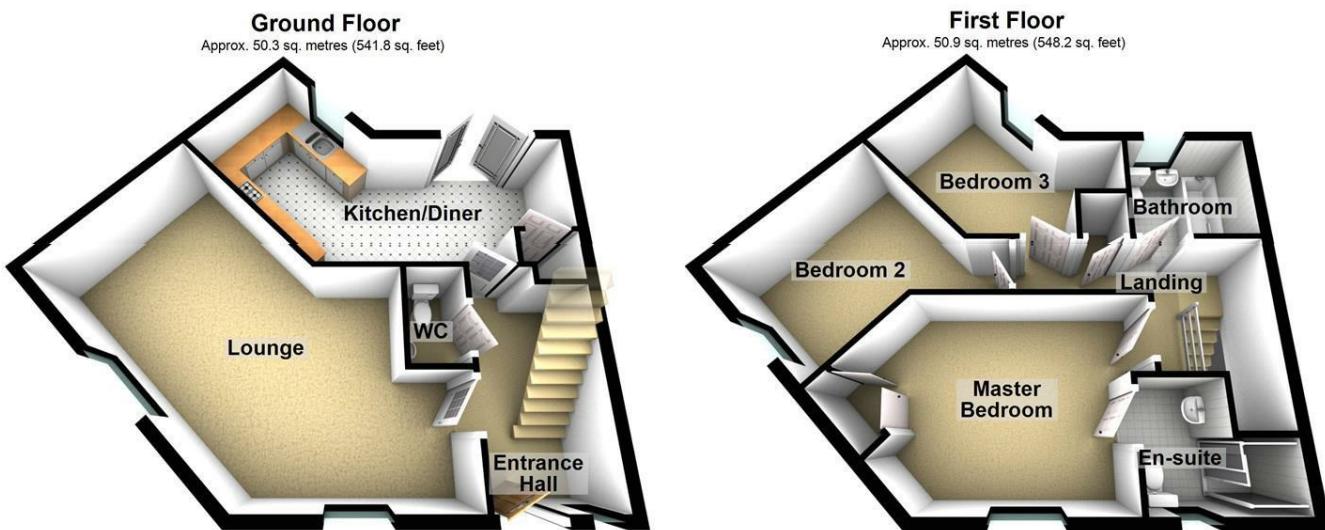
Rear Aspect



Service without compromise

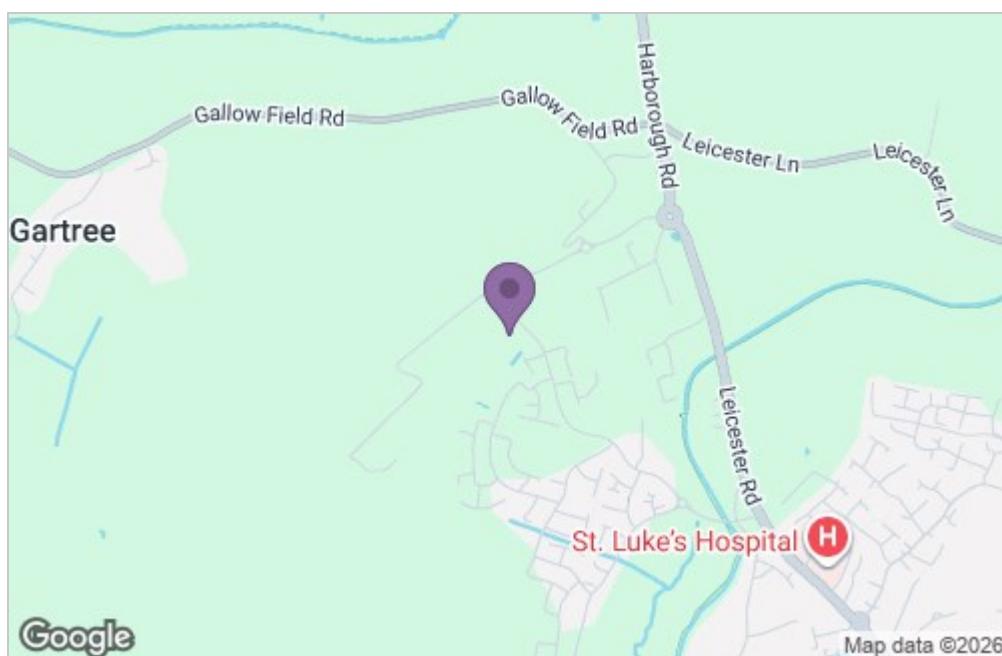
ADAMS & JONES

Floor Plan

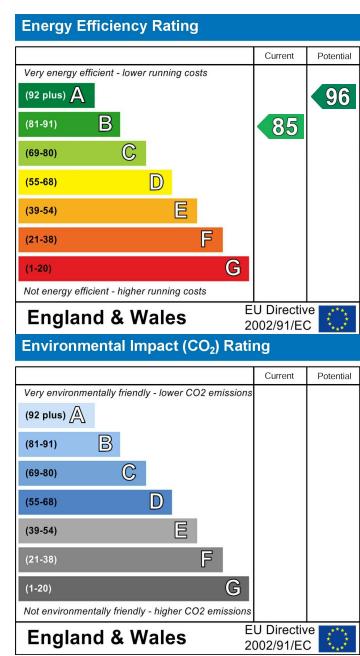


Total area: approx. 101.3 sq. metres (1089.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise