

3 Madeline Close, Great Bowden, LE16 7HX



£300,000

Located in the highly sought after village of Great Bowden just outside Market Harborough's boundary is Madeline Close, a pleasant cul-de-sac full of edgy 1970s designed homes, some of which back on to the village's beautiful cricket pitch. Adams & Jones are delighted to offer to the market a detached property that does just that, requiring modernisation and offering it's buyer a perfect blank canvas to make it their own. Accommodation briefly comprises; entrance porch, hallway, lounge, conservatory, breakfast kitchen, study and ground floor WC. To the first floor there is a landing, three bedrooms and bathroom. Outside there is a driveway to the front and a pleasant rear garden with the wonderful added bonus of the village cricket field directly behind it. The property is being offered with no upwards sales chain to aid a potentially swift completion.

Service without compromise

Entrance Porch

UPVC double-glazed windows to front and both sides. UPVC double-glazed front entrance door. UPVC double-glazed double doors and side lights through to hallway.

Hallway



Laminate flooring. Radiator.

Lounge 12'3" x 11'4" (3.73m x 3.45m)



Brick and stone fire place (gas fire currently not operational). Tv point. Radiator. UPVC French doors through to conservatory.



Conservatory 9'7" x 8'9" (2.92m x 2.67m)



Brick base. UPVC double-glazed windows and French doors out to the rear garden. Polycarbonate roof. Radiator.

Study 8'6" x 5'4" (2.59m x 1.63m)



Two UPVC double-glazed windows to front. Radiator.

**Breakfast Kitchen 16'6" max / 12'4" min x 11'1" max
(5.03m max / 3.76m min x 3.38m max)**



UPVC double-glazed window to rear. UPVC double-glazed rear entrance door. Fitted range of wall and floor mounted units with roll edge work tops. Rangemaster cooker with extractor hood over (both not tested). Space and plumbing for washing machine. Space for fridge/freezer. One and a half bowl sink. Radiator. Cupboard housing refitted 'Ideal' gas-fired central heating combination boiler (not tested).



Ground Floor WC



WC. Wash hand basin over storage unit. Radiator.

First Floor Landing



UPVC double-glazed window to side. Loft access hatch. Airing cupboard housing radiator and shelving.

Bedroom One 12'1" max into recess x 9'2" (3.68m max into recess x 2.79m)



UPVC double-glazed window to rear with views over cricket ground. Radiator.

Bedroom Two 10'5" x 7'5" (3.18m x 2.26m)



UPVC double-glazed window to rear with views over cricket ground. Built in cupboard. Radiator.



Bedroom Three 10'3" x 7'3" (3.12m x 2.21m)



UPVC double-glazed window to front. Radiator.



Bathroom 9'1" x 5'4" (2.77m x 1.63m)



Opaque UPVC double-glazed window to front. White four piece suite comprising WC, wash hand basin inset to storage units, panelled bath with shower mixer tap over and separate shower cubicle. Tiled walls and flooring. Heated towel rail. Shaver point. Vanity mirror and lighting.

Front

To the front of the property is a driveway providing off road parking. Sheltered gated side access through to the rear garden.

Rear Garden



Timber decking area. Mainly laid to lawn with gravelled areas and paved pathways. Brick outside store. Timber shed. Gate leading out onto the cricket ground.



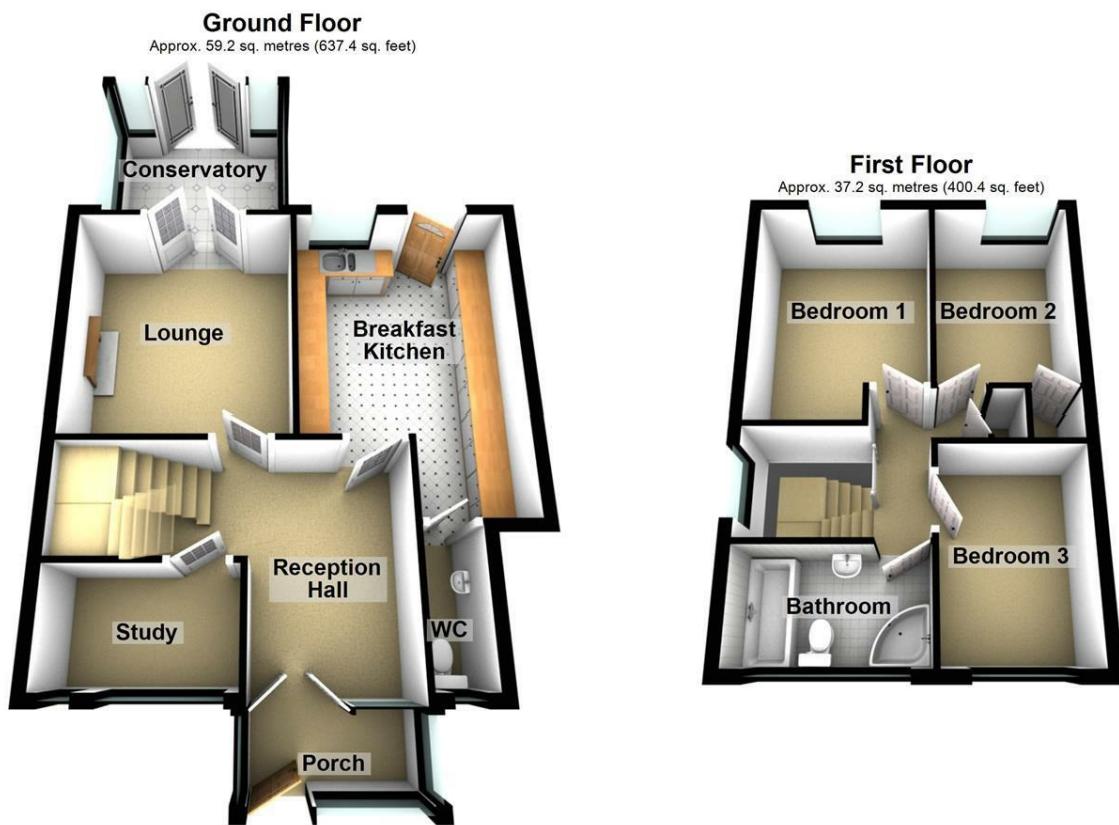
Rear Aspect



Service without compromise

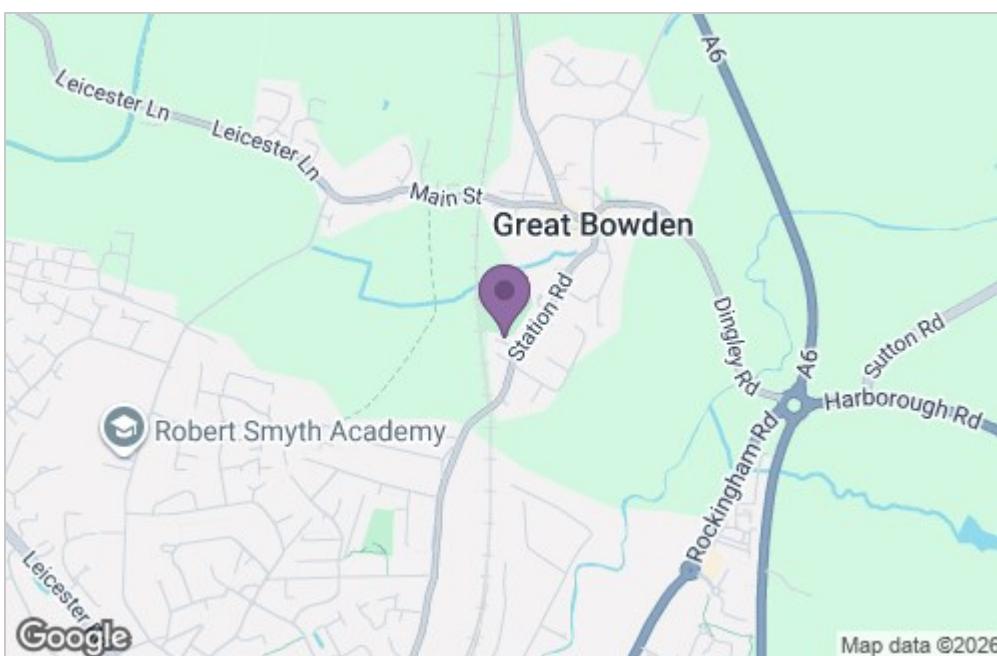


Floor Plan

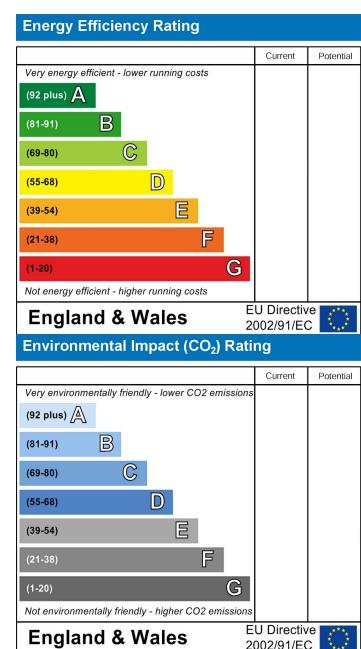


Total area: approx. 96.4 sq. metres (1037.8 sq. feet)

Area Map



Energy Efficiency Graph



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