

## 88 Kettering Road, Market Harborough, LE16 8AW



### Offers Over £475,000

Ideally located for the town centre, schools and train station, and situated on approximately 100' long landscaped South facing gardens, is this beautifully presented 1930's home. The property has been thoughtfully extended to provide the perfect blend of traditional and modern living. Accommodation comprises; entrance hall, downstairs WC, lounge/bedroom four, snug/sitting room, large modern fitted kitchen/breakfast room, three bedrooms and bathroom. There is also a long garage, parking and outbuildings. Early internal viewing is highly recommended!



## Entrance Hall



Accessed via UPVC front door with opaque double-glazed window. Vertical radiator. Picture rail. Feature tiled flooring. Stairs rising to first floor. Stripped timber doors to rooms.

## Downstairs WC



Low-level WC. Wash hand basin. Fully tiled walls. Wall light. Extractor fan.

## Lounge/Bedroom Four 11'11" x 11'11" (3.63m x 3.63m)



Double-glazed bow window to front elevation. Picture rail. Vertical radiator. Television point.

## Snug/Sitting Room 11'11" x 10'0" (3.63m x 3.05m)



Picture rail. Timber fireplace mantle. Television point. Two wall lights. Vertical radiator. Opening through to kitchen/breakfast room.

(Snug/Sitting Room Photo Two)



(Kitchen/Breakfast Room Photo Two)



Kitchen/Breakfast Room 18'11" x 11'2" (5.77m x 3.40m)

(Kitchen Area Photo)



Solid timber worksurfaces. Fitted base storage units. Fitted gas range cooker. Butler sink. Space and plumbing for dishwasher. Bi-fold doors opening to rear garden. Two double-glazed Velux windows. Double-glazed window to rear. Tiled flooring. Opening through to utility area.

(Dining Area Photo)





## Utility Area 7'11" x 9'5" (2.41m x 2.87m)

Cupboard housing gas-fired combination central heating boiler. Tiled flooring. Door to hall.

## First Floor Landing

Timber balustrade. Feature stained glass window. Stripped timber doors to rooms.

## Bedroom One 11'11" x 11'11" (3.63m x 3.63m)



Double-glazed window to rear elevation. Radiator. Picture rail. Exposed timber floorboards.

(Bedroom One Photo Two)



## Bedroom Two 11'11" x 9'11" plus bow window (3.63m x 3.02m plus bow window)



Double-glazed bow window to front elevation. Radiator. Picture rail.

(Bedroom Two Photo Two)



## Bedroom Three 8'5" x 7'11" (2.57m x 2.41m)



Double-glazed window to rear elevation. Radiator. Fitted shelving.

## Bathroom



Ball and claw style bath with rain shower mains fitment over. Wash hand basin. Low-level WC. Complementary tiling. Heated towel rail. Opaque double-glazed window. Wood effect laminate flooring.

## Front

Large graveled forecourt providing parking for approximately four cars. Access via garage to rear garden.

## Rear Garden



South facing and extending approximately 100ft in length. Paved patio area. Lawned areas. Large ornamental pond with water feature and decked seating area. Greenhouse. Timber store. Children's play area.

## (Rear Garden Photo Two)





(Rear Garden Photo Three)



## Garage 25'5" x 7'10" (7.75m x 2.39m)

Roller door. Power and light connected. Personal door to rear.

## Wash House

Stainless steel sink and drainer. Space and plumbing for automatic washing machine. Laminate worksurface. Power and light connected.

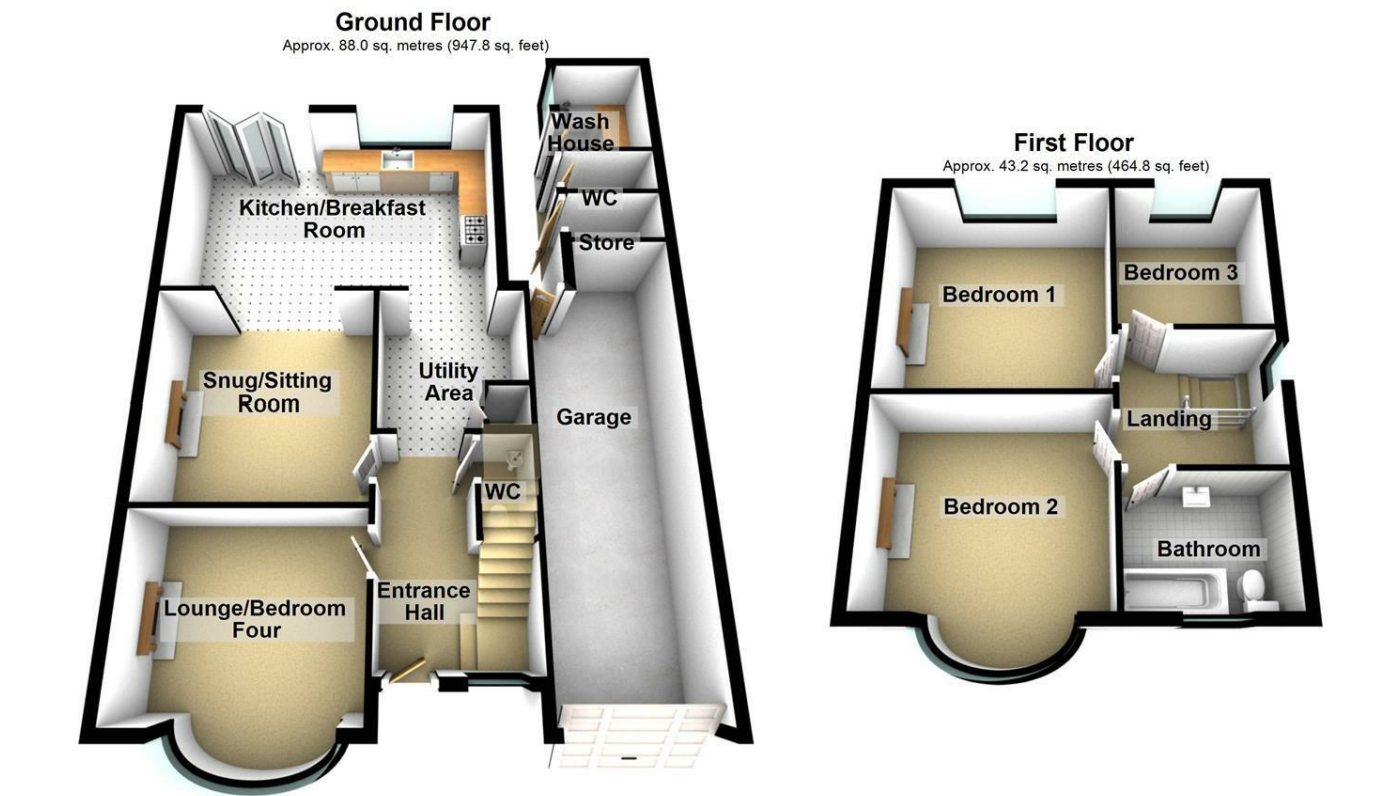
## Outside WC

Low-level WC. Integral brick store.

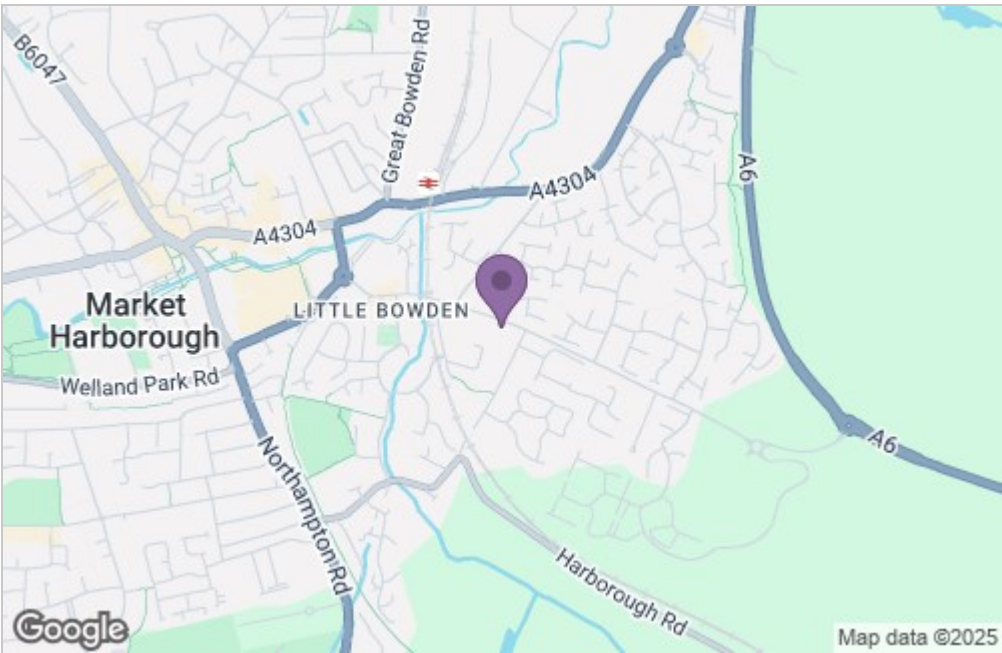
(Rear Aspect Photo)



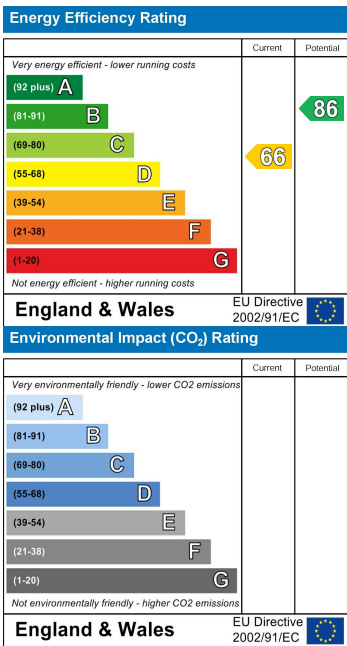
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise