

## 34, Heygate Street, Market Harborough, LE16 7JS



**£260,000**

A particularly spacious, bay fronted end terraced family home which has recently undergone a complete refurbishment plan to include refitted shower room and kitchen. The property is ideally placed for easy access to the town centre amenities and railway station and is being offered through Adams & Jones with no upward sales chain. Accommodation briefly comprises entrance hall, lounge, dining room, spacious fitted kitchen/breakfast room, downstairs WC, landing, three bedrooms and shower room. There is also a good sized rear garden.

Entrance Hall



Accessed via a wooden front door. Doors to lounge and dining room. Stairs rising to: First floor. Telephone point. Wood laminate flooring.

Lounge 13'6 x 13'4 (4.11m x 4.06m)



UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. TV and telephone point. 2 x radiators.

Dining Room 13'4 x 13'4 (4.06m x 4.06m )



UPVC double glazed window to rear and side aspect. 2 x radiators. Wood laminate flooring. Opening through to: Kitchen.

Kitchen 20'0 x 8'0 (6.10m x 2.44m)



Refitted kitchen/breakfast room with a range of fitted base and wall units. Laminated work tops. Fitted oven and four ring electric hob with stainless steel extractor hood over. Stainless steel double sink. Door to walk in under stairs storage cupboard. Wood laminate flooring. Space and plumbing for automatic washing machine. Two double glazed windows to the side elevation. Wall mounted, brand new, gas fired boiler. Opaque double glazed door leading outside. Door to:-



## Downstairs WC



Wash hand basin and low level WC. Wood laminate flooring. Opaque double glazed window.

## Rear Porch

Of timber construction with single glazing. Door out to: Rear garden.

## Landing

Doors off to: Bedrooms and bathroom. Storage cupboard over stairs with small loft hatch. Radiator.

## Bedroom One 13'5 x 10'7 (4.09m x 3.23m)



UPVC double glazed window to rear aspect. Radiator.

## Bedroom Two 13'8 x 10'4 (4.17m x 3.15m)



UPVC double glazed window to front aspect. TV point. Radiator.

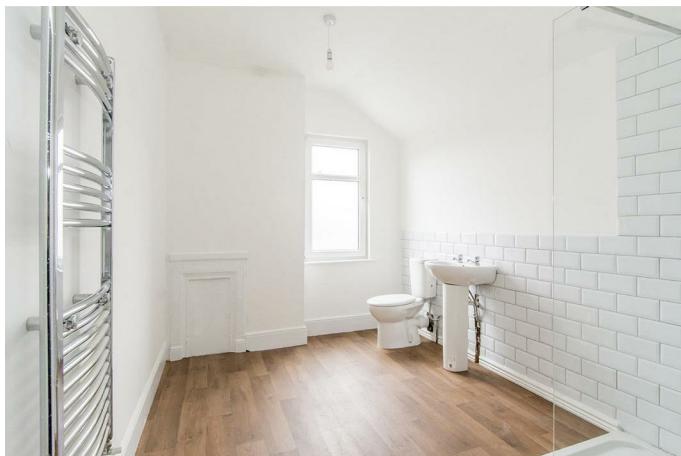
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## Bedroom Three 13'8 x 6'2 (4.17m x 1.88m)



UPVC double glazed window to front aspect. Loft hatch access. Radiator.

## Shower Room 11'10 x 7'10 (3.61m x 2.39m)



Brand new white suite comprising double shower cubicle with mains shower fitment, wash hand basin and low level WC. Complementary tiling. Heated towel rail. Blocked and over painted cast iron period fire surround. Opaque double glazed window.



## Outside



To the front is a compact, walled garden area with pathway to front door. To the rear of the property is a good sized, low maintenance garden being mainly laid to patio with a selection of mature planting. Within the garden there is a brick-built store and outside WC. Access onto pavement.

## Council Tax

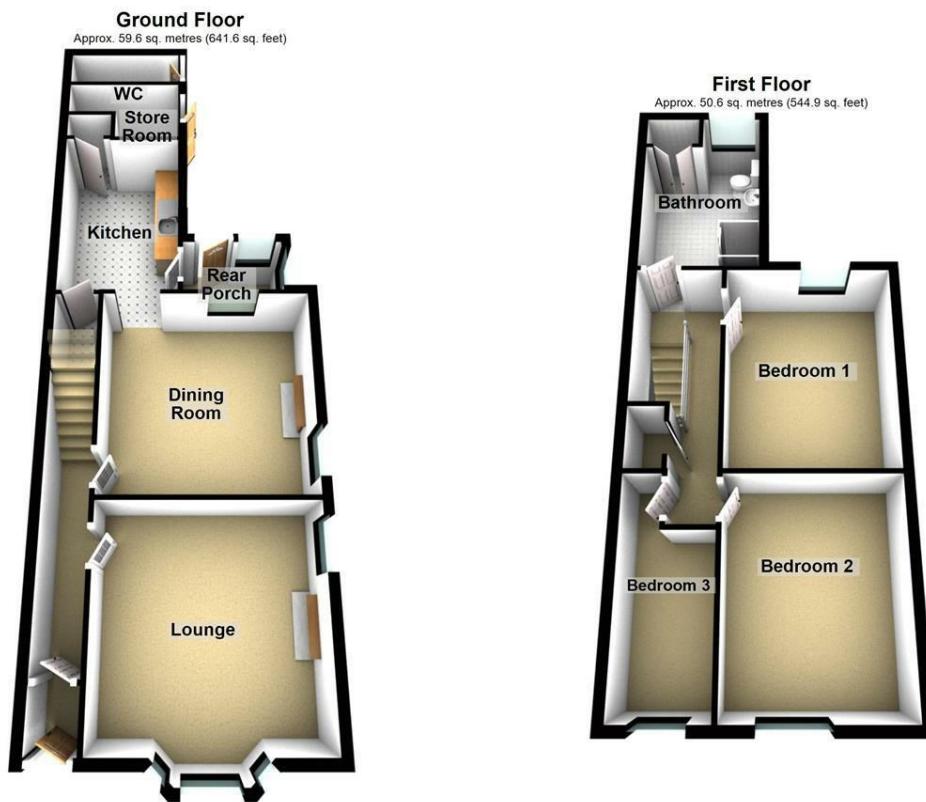
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Council tax band B

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## Floor Plan



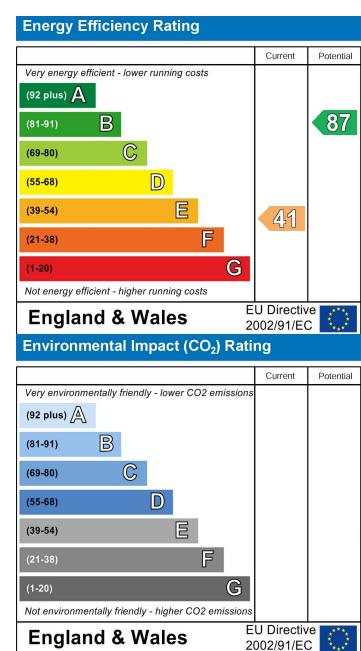
Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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