ADAMS & JONES

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Service without compromise

32 Long Brimley Close, Market Harborough, LE16 7XJ

£495,000

Located in the far corner of a extremely pleasant cul-de-sac in Market Harborough town, ideal for the commuter being within easy reach of the train station with sub one hour links to London St Pancras. The house is a handsome double box-bay fronted detached with double garage and very well presented stylish accommodation throughout. It briefly comprises entrance hall, ground floor WC, lounge, dining room, study and breakfast kitchen opening through to both a conservatory and utility area. To the first floor there's a landing, four well proportioned bedrooms, two en-suites and a family bathroom. Outside there's a double width driveway leading to a detached double garage, an enclosed front garden and an attractive rear garden with brand new timber decking.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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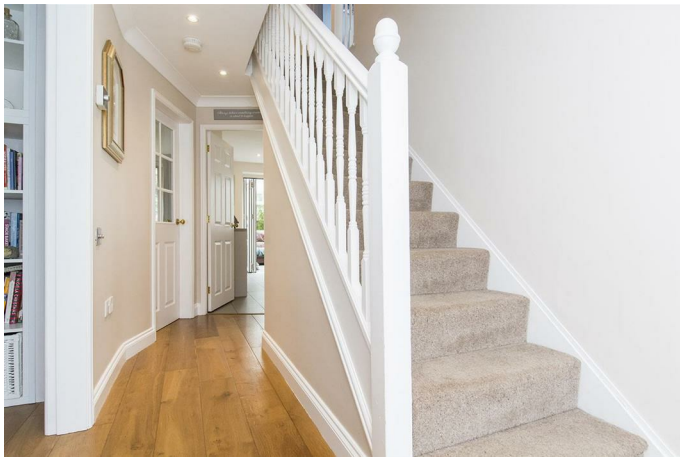
Entrance Hall



Composite front entrance door with UPVC double-glazed sidelights. Oak flooring. Radiator.

Lounge 17'7" x 11'2" (5.36m x 3.40m)

UPVC double-glazed French doors and windows arranged in a box-bay formation to the rear garden. Oak flooring. Two radiators.

Dining Room 12'5" max into box bay window x 8'6" (3.78m max into box bay window x 2.59m)

UPVC double-glazed box bay window with plantation shutters. Built in shelving units. Oak flooring. Radiator.

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Study 10'3" max into box bay window x 8'4" (3.12m max into box bay window x 2.54m)

UPVC double-glazed box bay window with plantation shutters to front. Built in storage cupboards and shelving. Oak flooring. Radiator.

Breakfast Kitchen 12'2" x 12'1" (3.71m x 3.68m)

Double-glazed bi-folding doors to conservatory. Fitted range of wall and floor mounted units and central island. Electric oven. Ceramic hob with extractor hood. Integrated dishwasher. Stainless steel sink. Tiled flooring. Opening through to utility area.

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Utility Area 7'9" x 5'0" (2.36m x 1.52m)

UPVC double-glazed window to side. Space and plumbing for washing machine and dryer. Integrated fridge/freezer. Tiled flooring. Vertical radiator.

Conservatory 9'6" x 8'9" (2.90m x 2.67m)

Brick base. UPVC double-glazed French doors and windows to garden. Polycarbonate roof. Tiled flooring.

Ground Floor WC

WC. Wash hand basin. Extractor fan. Oak flooring. Radiator.

Landing

Loft access hatch.

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Master Bedroom 15'1" max / 11'8" x 10'1" to wardrobe doors (4.60m max / 3.56m x 3.07m to wardrobe doors)

Two UPVC double-glazed windows to front. Fitted wardrobes with built in cupboard. Two radiators.

Master En-Suite 10'1" x 4'6" (3.07m x 1.37m)

Opaque UPVC double-glazed window to front. WC. Wash hand basin. Shower cubicle. Tiled splash backs. Tiled flooring. Heated towel rail.

Bedroom Two 10'3" x 9'3" (3.12m x 2.82m)

UPVC double-glazed window to rear. Radiator.

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Bedroom Three 13'4" x 8'1" (4.06m x 2.46m)

UPVC double-glazed window to rear. Built in wardrobe. Radiator.

En-Suite Two 5'6" x 4'5" (1.68m x 1.35m)

WC. Wash hand basin over storage unit. Shower cubicle. Extractor fan. Radiator.

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Bedroom Four 10'3" max into wardrobes x 6'2" (3.12m max into wardrobes x 1.88m)

UPVC double-glazed window to rear. Built in wardrobe. Radiator.

Family Bathroom 8'8" x 5'6" (2.64m x 1.68m)

Opaque UPVC double-lazed window to side. Two wash hand basins. WC. Panelled bath with shower mixer tap over. Half tiled walls. Extractor fan. Heated towel rail.

Outiside

Double width tarmacked driveway leading to double garage. Timber gate leading to lawned front garden. Enclosed by evergreen hedging.

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Front

Lawned front garden with paved pathway.

Double Garage

Two up and over vehicle access doors. Power and light connected. Side entrance door leading into the front garden.

Rear Garden

Brand new timber decking. Paved patio area. Water point. Enclosed by timber fencing.

Rear Aspect

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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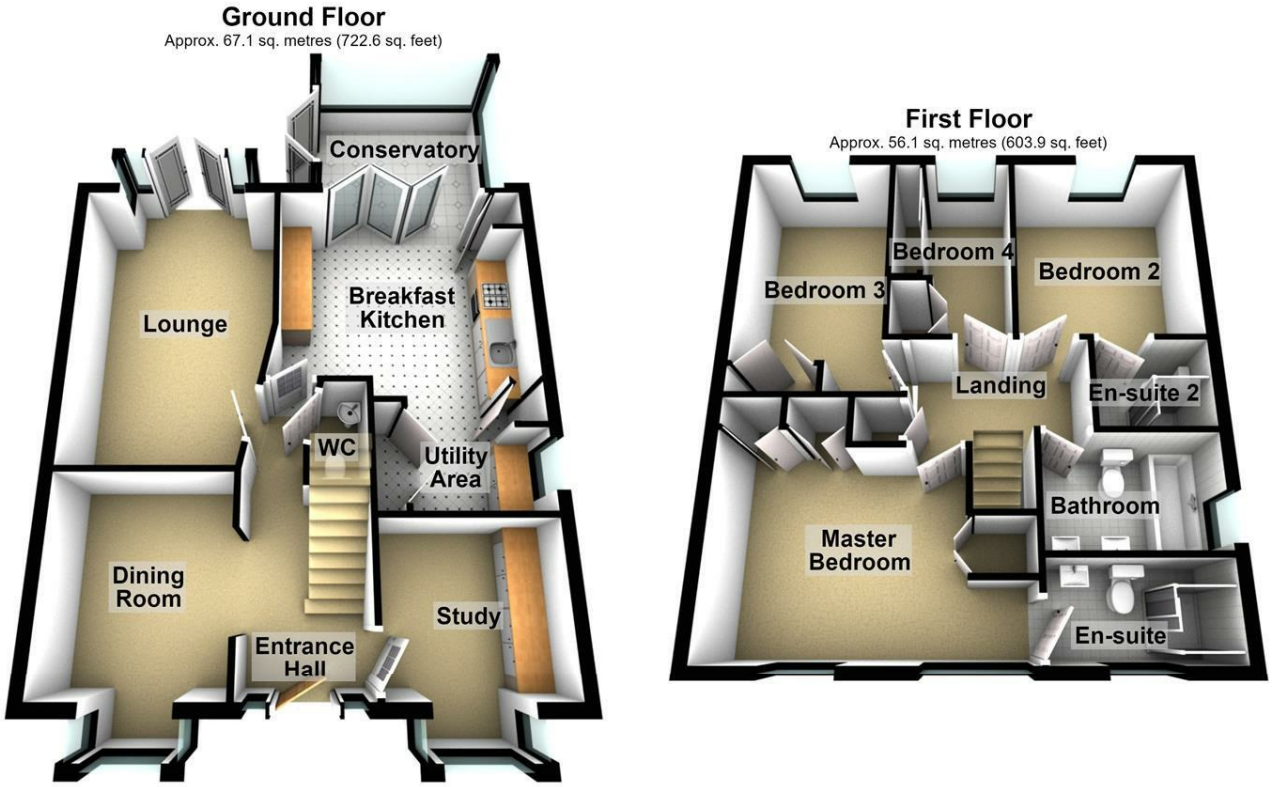
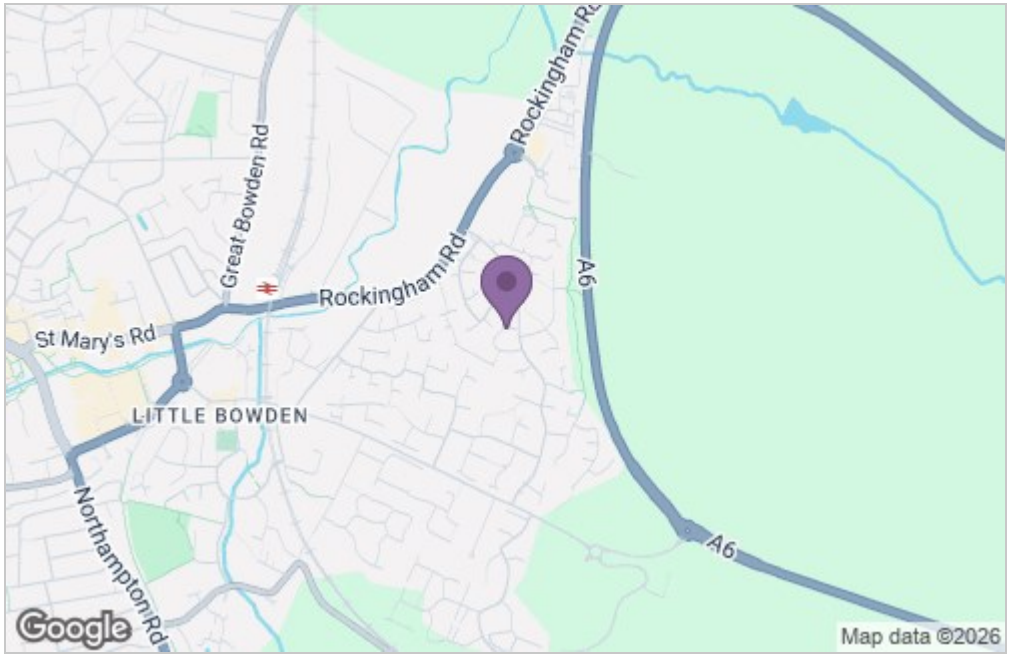
Floor Plan

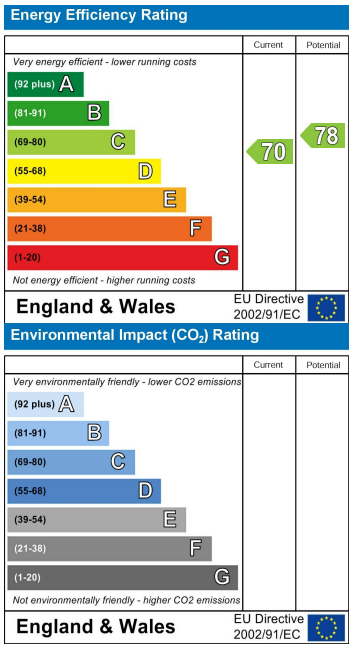


Total area: approx. 123.2 sq. metres (1326.5 sq. feet)

Area Map



Energy Efficiency Graph



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