

## 12 Rolleston Close, Market Harborough, LE16 8BZ



### Offers Around £228,000

Well located and tucked away in the corner of a cul-de-sac, within walking distance of the railway station and town centre, is this immaculate modern terraced home, presented for sale through Adams & Jones with no upward sales chain. The gas centrally heated and UPVC double glazed accommodation comprises entrance hall, lounge, kitchen/diner, landing, two bedrooms and modern bathroom. There is also a good sized private garden and off road parking. Ideally suited to a first time buyer or investor, we would recommend an early internal viewing. EPC Rating C.

*Service without compromise*

## Entrance Hall



Accessed via opaque upvc double glazed front door. Wood laminate flooring. Radiator. Stairs rising to the first floor. Door to:-

## Lounge 13'5" x 9'7" (4.09 x 2.92)



13' 5" x 9' 7" (4.09m x 2.92m) UPVC double glazed window to the front elevation. Wood laminate flooring. Television point. Radiator. Under stairs storage cupboard. Door to:-



## Kitchen/Diner 12'8" x 8'4" (3.86 x 2.54)



12' 8" x 8' 4" (3.86m x 2.54m) Range of light wood effect base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob refitted in 2024. Upright fridge/freezer. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Wall mounted gas fired central heating boiler refitted in July 2023 with a 10 year parts and labour warranty. Radiator. UPVC double glazed door leading outside. UPVC double glazed window to the rear elevation.

Kitchen Area



Dining Area



Landing



Access to loft space. Doors to rooms.

Bedroom One 11'6" x 12'9" (3.51 x 3.89)



11' 6" x 12' 9" max. (3.51m x 3.89m) Two UPVC double glazed windows to the front elevation. Wood laminate flooring. Radiator. Television point. Door to linen cupboard .



*Service without compromise*

## Bedroom Two 10'5" x 6'6" (3.18 x 1.98)



10' 5" x 6' 6" (3.18m x 1.98m) UPVC double glazed window to the rear elevation, Radiator.

## Bathroom



Modern white suite comprising panelled bath with electric shower fitted over refitted in February 2023, pedestal wash hand basin and low level WC. Complementary tiling. Vinyl floor. Radiator. Opaque UPVC double glazed window. Electric shaver point.

## Front and Parking



To the front of the property is a small forecourt and storm porch. There is allocated parking for one/two cars (car lengths dependent) and gated pedestrian access to the rear garden.

## Rear Garden



The rear garden is mainly gravelled with paved patio areas, stepping stones and flower beds. Water point and outside power point. There is timber lap fencing and a timber garden store.



Rear Aspect



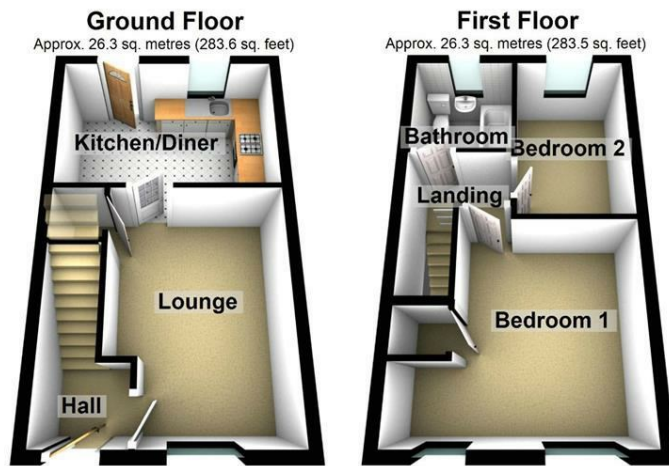
### Additional Improvements

The vendors inform us that the windows and doors were replaced 25/10/2019 and came with a 10 year guarantee. Wall cavity insulation was added 14/7/2020. Loft insulation was added in May 2021. New flooring has been applied to the kitchen and hall.

### 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.

## Floor Plan



Total area: approx. 52.7 sq. metres (567.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

