



7 Barnsdale Close
Market Harborough, LE16 8SQ



Simpson West

Located within easy reach of Great Easton's local amenities and village facilities, this is a rare opportunity to acquire a bungalow with significant potential in one of the area's most sought after village locations. This three bedroom DETACHED BUNGALOW presents an exciting opportunity for buyers seeking a home they can personalise and enhance. Offered to the market with NO ONWARD CHAIN the property provides generous accommodation throughout and excellent scope for modernisation.

An entrance porch leads into the spacious open plan living and dining room, a bright and welcoming space ideal for both everyday living and entertaining. The room enjoys an abundance of natural light and flows seamlessly into the sun room which overlooks the rear garden and provides an additional reception area to enjoy throughout the year. A convenient office/study room with patio doors to the garden and guest WC/shower room is also located off the living accommodation.

The kitchen is fitted with a range of units and offers excellent potential for refurbishment and reconfiguration to suit modern lifestyles. Adjoining the kitchen is a substantial utility room providing valuable storage and workspace together with access to both the garden and the covered car port.

An inner hallway gives access to three well proportioned bedrooms, an airing cupboard and the shower room which is currently arranged as a wet room and fitted with a WC and pedestal wash hand basin.

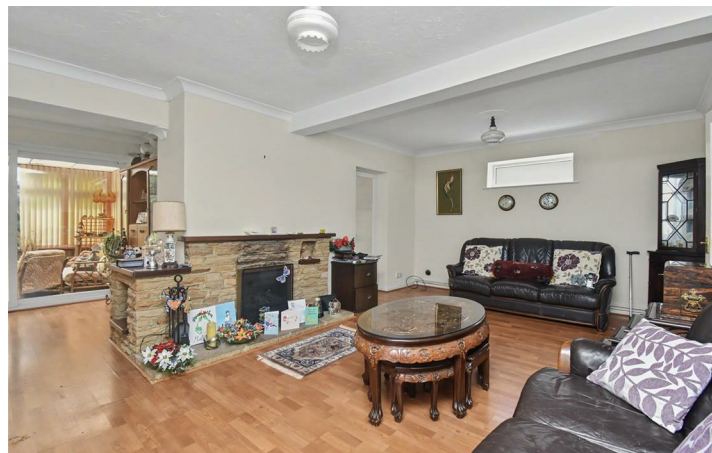
Outside, the fully enclosed rear garden enjoys a high degree of privacy and has been attractively landscaped with mature trees and established shrub borders. A generous patio and covered seating areas adjacent to the rear doors provide excellent space for outdoor dining, entertaining and relaxation.

Further benefits include UPVC double glazing, gas-fired central heating and ample off-road parking on the block paved driveway.

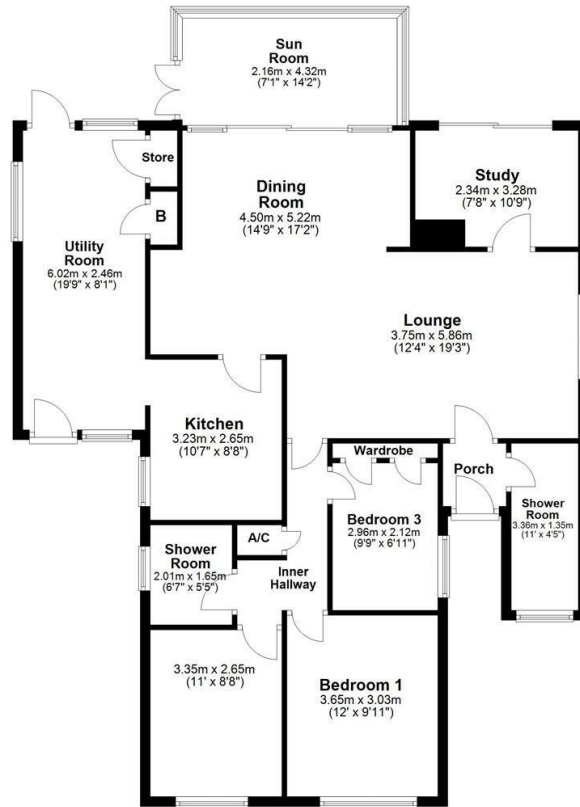
An early viewing is highly recommended.

£355,000

 3  2  3



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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