

80 Tymecrosse Gardens, Market Harborough, LE16 7US



£362,500

A very attractive and spacious modern detached home located on one of Market Harborough's most highly regarded developments to the Northern end of town, within easy reach of the town centre and its vast range of amenities. Stylish accommodation has been vastly improved both inside and out by the current owner and in brief comprises; entrance hall, ground floor WC, lounge opening through to dining room. breakfast kitchen, landing, three double bedrooms, master en-suite and family bathroom. Outside there is a block paved driveway leading to a single integral garage and a pleasant lawned rear garden.

Service without compromise

Entrance Hall



Composite double glazed front entrance door. Radiator.

Ground Floor WC



Opaque UPVC double-glazed window to front. WC. Wash hand basin. Radiator.

Lounge 15'7" max into box bay window x 12'1" (4.75m max into box bay window x 3.68m)



UPVC half box bay window to front. Coving to ceiling. Radiator. Opening through to dining room.



Service without compromise

Dining Room 10'1" x 8'6" (3.07m x 2.59m)



UPVC double-glazed sliding patio doors to rear. Radiator.

Breakfast Kitchen 15'1" max x 11'9" max / 10'1" min (4.60m max x 3.58m max / 3.07m min)



Two UPVC double-glazed windows to rear. UPVC double-glazed side entrance door. Fitted with a range of gloss grey wall and floor mounted units. Stainless steel sink. Electric double oven. Induction hob with extractor hood over. Space and plumbing for washing machine and dishwasher . Space for fridge/freezer. Understairs storage cupboard. Tiled splash backs. Radiator.



Landing
Airing cupboard.

Master Bedroom 12'4" max into wardrobes x 9'6" plus recess (3.76m max into wardrobes x 2.90m plus recess)



UPVC double-glazed window to front. Fitted wardrobes. Radiator.



Master En-Suite



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Shower cubicle with power shower over. Radiator.



Bedroom Two 11'4" x 8'6" plus door recess (3.45m x 2.59m plus door recess)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 15'7" max x 7'9" (4.75m max x 2.36m)



UPVC double-glazed windows to front and side aspects. Large walk in storage cupboard. Radiator.



Family Bathroom



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath with electric shower over and glazed shower screen. Half tiled walls. Shaver point.

Outside

Double width block paved driveway providing off road parking leading to integral garage.

Garage

Up and over vehicle access door. Side entrance door. Power connected.

Rear Garden



Mainly lawned with lower and upper patios and shingled borders.



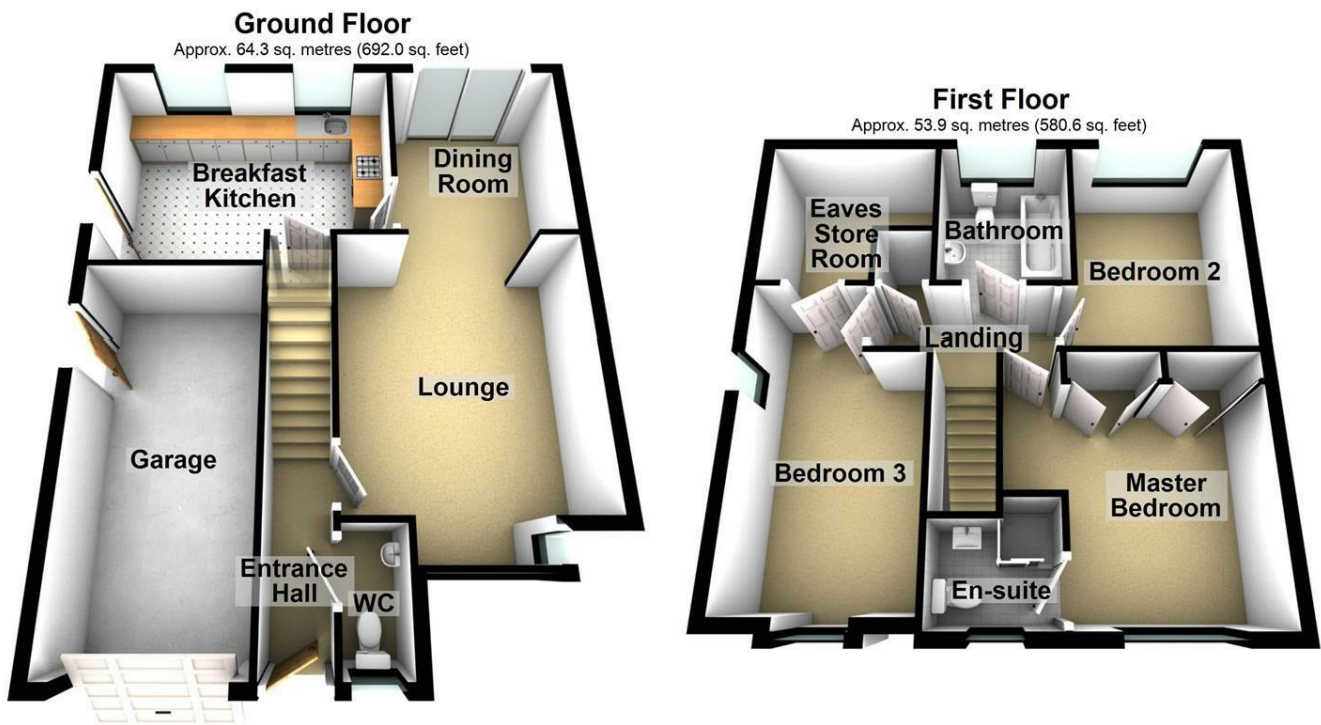
Rear Aspect



Note For Prospective Buyers

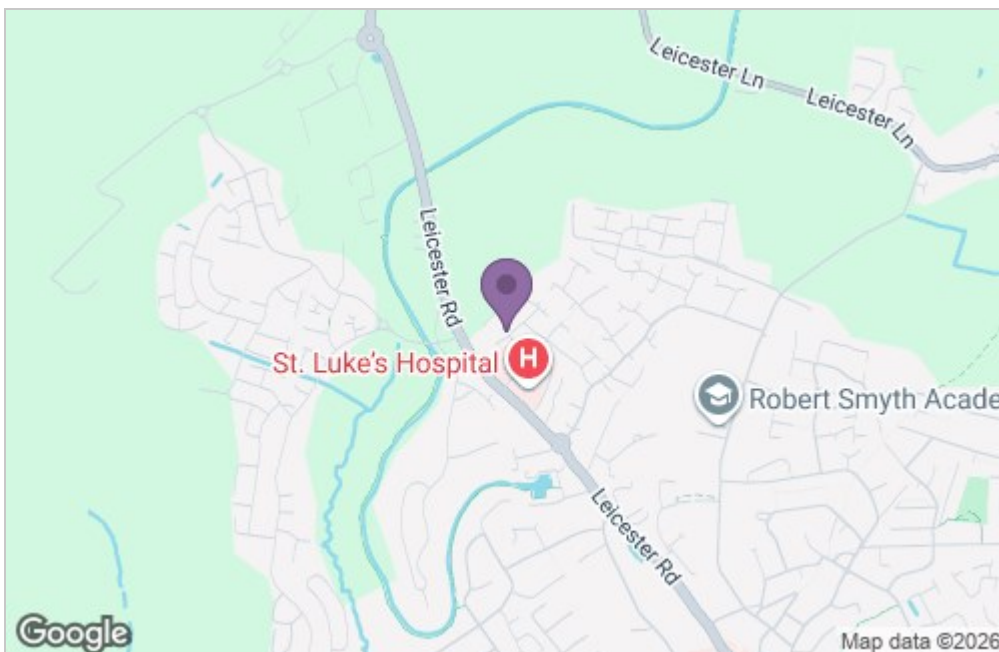
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

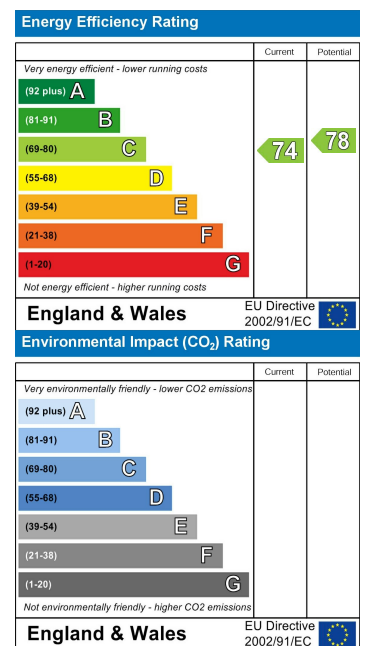


Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise