

## 14 Wadsworth Close, Market Harborough, LE16 7GG



**£300,000**

Adams & Jones are delighted to offer to the market this fantastic modern property on this sought after modern development.

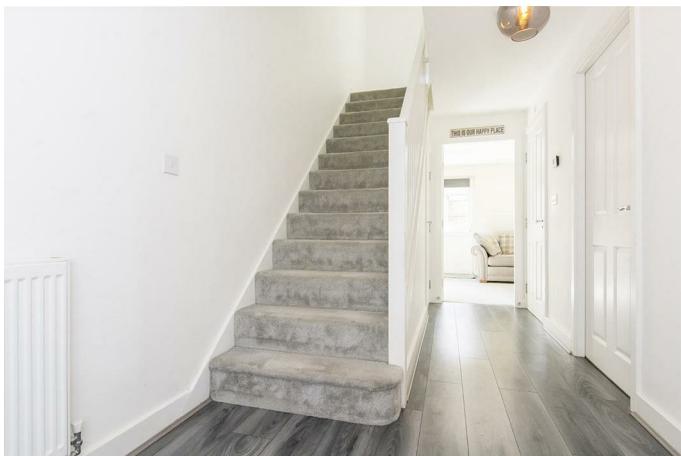
The property sits in a delightful secluded cul-de-sac opposite some open space with a large hedgerow, giving a country style feel whilst being within easy reach of Market Harborough's vast range of local amenities. The property itself is very nicely presented and comprises; entrance hall, ground floor W/C, kitchen/diner, lounge, landing, three good sized bedrooms and bathroom. Outside the property offers two off road parking spaces, directly in front of the property and a pleasant lawned rear garden.

Interested buyers are invited to register their interest with Adams & Jones. The property is offered on a no upward sales chain basis offering the potential for a swift completion date.

Additionally, please note that this property is also currently being marketed as a Leasehold Shared Ownership property. Our vendor currently owns a 55% share of the property, valued at £165,000 (separate listing). This property, can be purchased at 100% Freehold as listed.

*Service without compromise*

Entrance Hallway



Double-glazed front entrance door. Understairs storage cupboard. Radiator.

Kitchen/Diner 12'5" x 9'6" (3.78m x 2.90m)



UPVC double-glazed window to front. Fitted range of wall and floor mounted units. Gas hob. Electric oven. Stainless steel sink. Space and plumbing for washing machine. Space for fridge/freezer. Radiator.

(Kitchen/Diner Photo Two)



Lounge 16'7" x 10'0" (5.05m x 3.05m)



UPVC double-glazed window and rear entrance door to the rear garden. Storage cupboard. Radiator.

(Lounge Photo Two)





## Ground Floor WC



WC. Wash hand basin. Extractor fan.

## First Floor Landing



Loft access hatch. Built in storage cupboard. Radiator.

## Bedroom One 11'4" x 9'6" (3.45m x 2.90m)



UPVC double-glazed window to front. Radiator.

## (Bedroom One Photo Two)



## Bedroom Two 14'6" x 9'7" (4.42m x 2.92m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Two Photo Two)

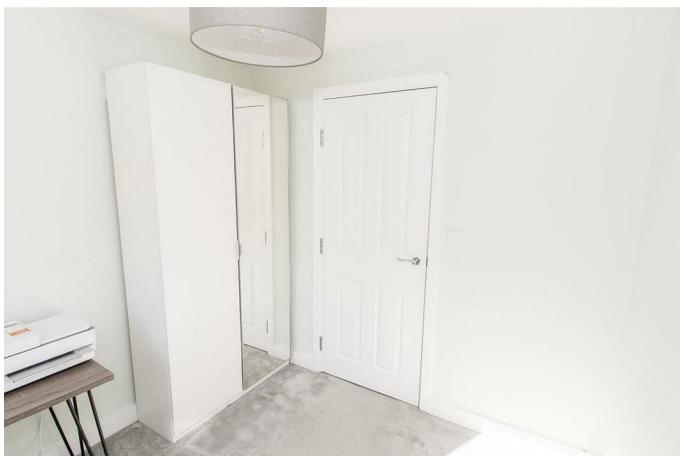


Bedroom Three 8'0" x 7'9" (2.44m x 2.36m)



UPVC double-glazed window to rear. Radiator.

(Bedroom Three Photo Two)



Bathroom 6'6" x 5'6" (1.98m x 1.68m)



UPVC double glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Tiled splash backs. Shaver point.

(Bathroom Photo Two)



## Parking



Two allocated tarmacked parking spaces located directly opposite the property.

## Rear Garden



Mainly laid to lawn. Paved patio. Timber shed. Enclosed by fencing with gated side access.

## Rear Aspect



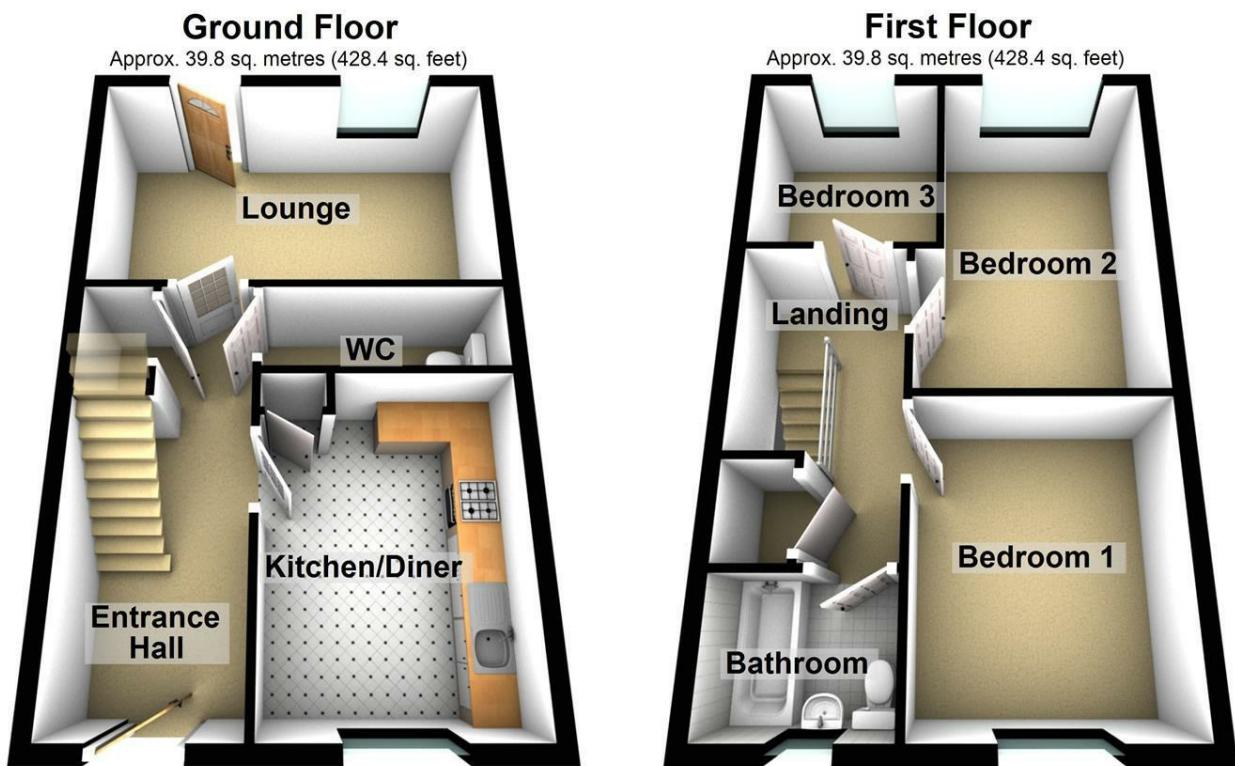
## Shared Ownership

Please note this property is also currently marketed as a Leasehold Shared Ownership property. Our vendor currently owns a 55% share of the property, valued at £165,000 (separate listing). This property, can be purchased at 100% Freehold as listed.

## Maintenance charges

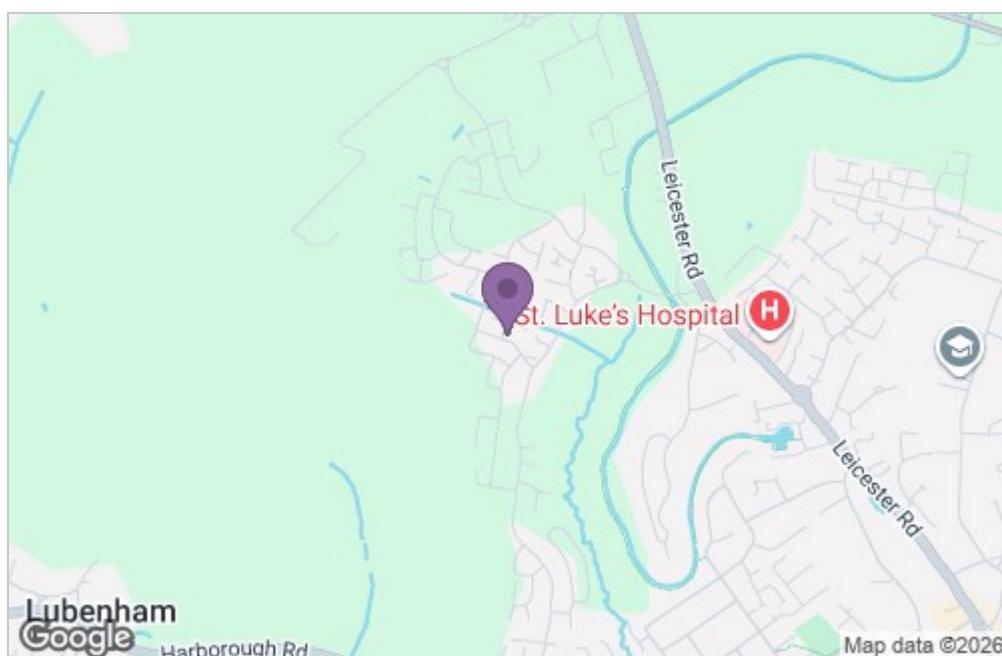
There are two monthly charges payable for this property, these being: £18.97 PCM to ManCo and £3.24 PCM to Amplius for grounds maintenance, thus totaling to £22.21 PCM.

## Floor Plan



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

## Area Map



## Energy Efficiency Graph

