

for sale

offers over **£450,000**



Avalon Northleigh Grove Market Harborough LE16 9QX

Ideally positioned within walking distance of the canal basin, country park walks and town centre amenities, the property combines peaceful surroundings with everyday convenience.

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Entrance Hall

The welcoming entrance hall immediately creates a wonderful sense of space and provides access to two useful storage cupboards, along with loft access via a drop-down ladder.

Lounge/Dining Room

A spacious and light-filled lounge/dining room offering excellent space for both everyday living and entertaining. Large patio doors open into the conservatory, while sliding doors lead through to the kitchen, creating a seamless flow between the principal living areas and providing a sociable environment for hosting family

and friends.

Kitchen

The modern kitchen is fitted with an extensive range of eye and base-level units, complemented by ample work surface space and ceramic tiled flooring. Integrated appliances include an electric oven, four-ring hob, fridge, dishwasher and washing machine, while a door provides direct access to the beautifully maintained rear garden.

Conservatory







Ground Floor

Garage

Total floor area 100.1 m² (1,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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 MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308406 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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