

## 23 Arden Close, Market Harborough, LE16 7DA



**Offers Over £350,000**

A substantial extended five bedroom semi-detached home with its rear garden facing a westerly direction and backing on to recreation park. Accommodation briefly comprises entrance hallway, ground floor WC, lounge, family room, kitchen/diner, landing, five bedrooms and bathroom. To the front of the property there's a driveway providing off road parking for numerous vehicles and a tidy rear garden with a 22'8" summerhouse.

*Service without compromise*

Entrance Hall



UPVC double-glazed front entrance door. Space under stairs with meters. Radiator.

Downstairs WC



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

Lounge 16'1" x 12'0" (4.90m x 3.66m)



UPVC double-glazed box bay window to front. Open fire with tiled fireplace. Radiator.

(Lounge Photo Two)



Kitchen/Breakfast Room 17'9" x 10'0" (5.41m x 3.05m)



(Kitchen/Breakfast Room Photo Three)



UPVC double-glazed window to rear. UPVC double-glazed sliding patio doors to rear. Fitted range of kitchen units and worktops. Kitchen sink. Electric Rangemaster cooker included. Space and plumbing for washing machine. Space for fridge and freezer. Wall mounted gas central heating boiler. Pantry cupboard.

(Kitchen/Breakfast Room Photo Two)



(Kitchen/Breakfast Room Photo Four)



Family Room 26'6" x 7'3" (8.08m x 2.21m)



UPVC double-glazed window to front. UPVC double-glazed French doors to rear. Electric fire included. Two radiators.

(Family Room Photo Two)



(Family Room Photo Three)



#### Landing

Airing cupboard housing hot water tank and shelving. Loft access hatch.

Bedroom One 12'7" x 10'1" (3.84m x 3.07m)



UPVC double-glazed window to front. Walk-in wardrobe. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'1" x 10'1" plus door recess (3.38m x 3.07m plus door recess)



UPVC double-glazed window to rear with park views. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 13'8" x 7'4" (4.17m x 2.24m)



UPVC double-glazed window to front. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 12'8" x 7'3" maximum narrowing to 4'5" minimum (3.86m x 2.21m maximum narrowing to 1.35m minimum )



UPVC double-glazed window to rear with park views. Radiator.

(Bedroom Four Photo Two)



Bedroom Five 8'7" x 7'8" (2.62m x 2.34m )



UPVC double-glazed window to front. Radiator.

(Bedroom Five Photo Two)



Bathroom



Opaque UPVC double-glazed window. White three piece suite comprising WC, wash hand basin and panelled bath. Tiled splash backs. Radiator.



(Bathroom Photo Two)



Front



To the front of the property there is a block paved and graveled driveway providing off road parking for numerous vehicles.

Rear Garden



Facing a westerly direction and backing on to The Headlands park. With a variety of blocked paved patios and pathways. Plant beds and boarders.

(Rear Garden Photo Two)



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Timber Summerhouse 22'8" x 7'4" (6.91m x 2.24m)



Single-glazed French doors. Single-glazed windows to front and side aspects.

(Timber Summerhouse Photo Two)



(Rear Aspect Photo)

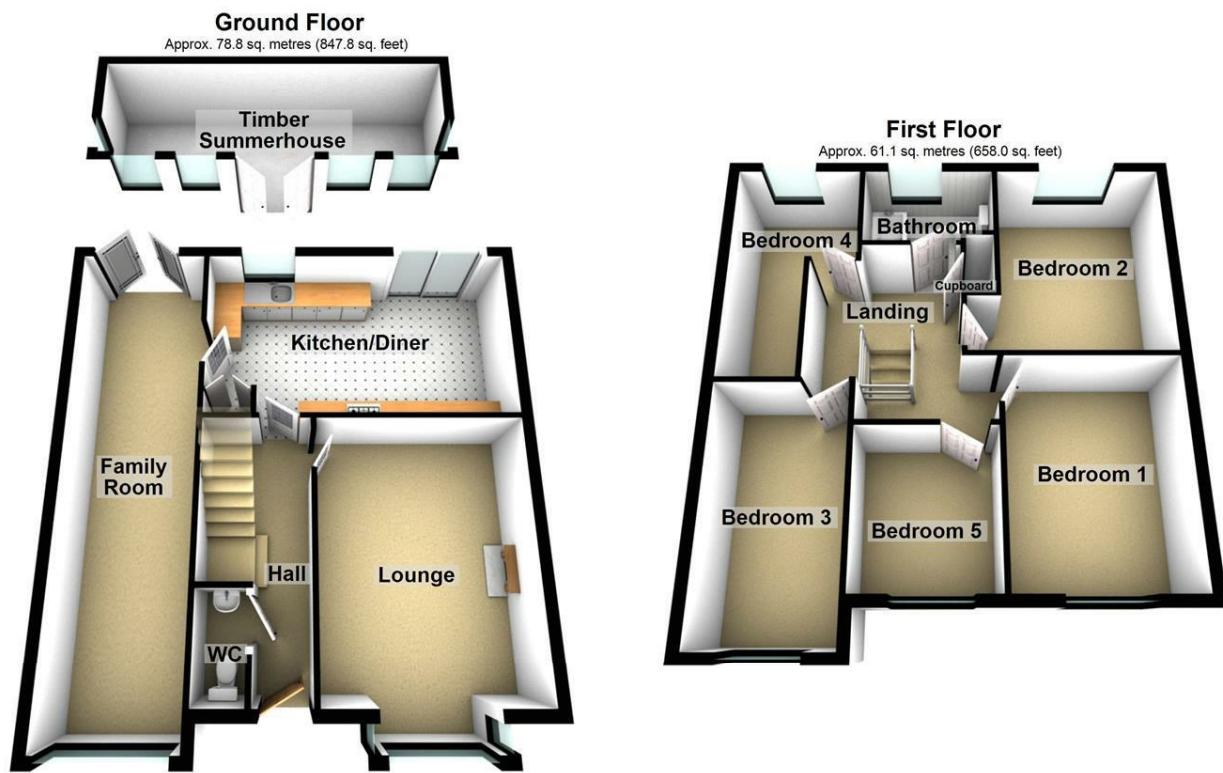


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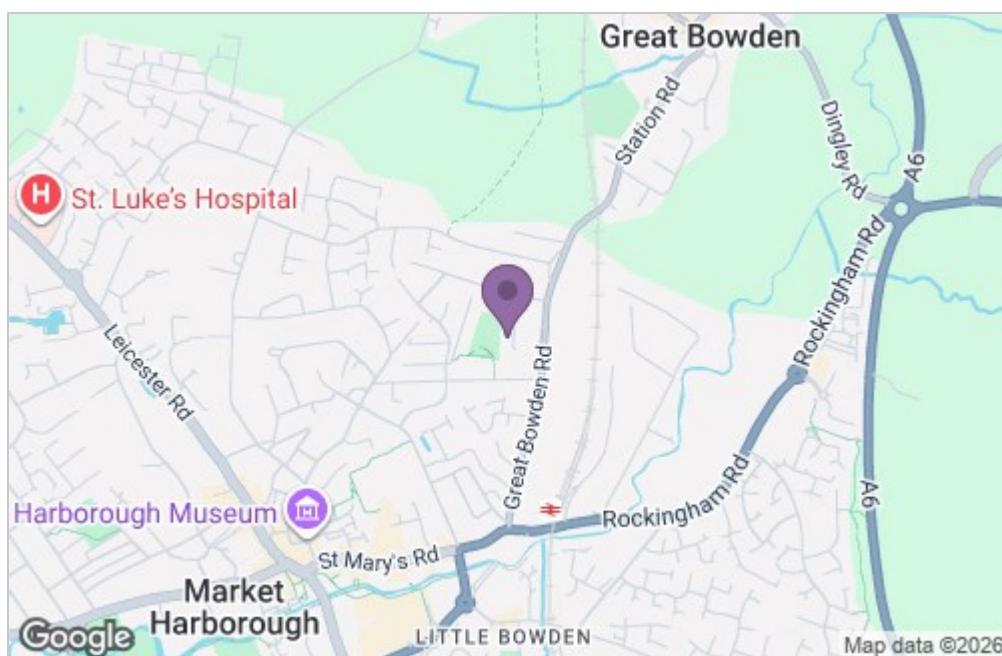
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## Floor Plan



Total area: approx. 139.9 sq. metres (1505.8 sq. feet)

## Area Map



## Energy Efficiency Graph

