

19 Grayling Road
Market Harborough
LE16 8GS

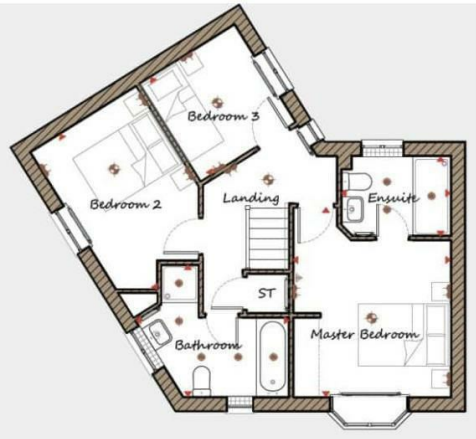
£375,000



OSCAR JAMES

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FLOOR PLANS



First Floor

Master Bedroom	3405 x 4085	11'2 x 13'5
Ensuite	2360 x 1715	7'9 x 5'8
Bedroom 2	2685 x 3960	8'10 x 13'0
Bedroom 3	2410 x 2480	7'11 x 8'2
Bathroom	3310 x 2850	10'10 x 9'4



Ground Floor

Sitting Room	3350 x 5190	11'0 x 17'0
Kitchen/ Dining	5190 x 3270	17'0 x 10'9
Utility	1145 x 860	4'9 x 2'10
WC	935 x 1910	3'1 x 6'3



AT A GLANCE...



Dual aspect lounge



Open plan kitchen/diner



Three well proportioned bedrooms



Family bathroom and en-suite to principle bedroom



South facing garden



Off road parking for two cars and additional car-port



WHAT'S GREAT?

Beautifully presented throughout and showcasing an exceptional standard of finish, this recently constructed three-bedroom detached family home is offered to the market in immaculate, move-in-ready condition. Occupying a desirable position within one of the area's most sought-after residential developments, this impressive home offers spacious, contemporary living perfectly suited to modern family life.

Arranged over two well-appointed floors, the accommodation begins with a welcoming entrance hall leading to a superb dual-aspect living room, flooded with natural light and providing an inviting space to relax and entertain. The heart of the home is the stylish open-plan kitchen dining room, thoughtfully designed for everyday living and social occasions alike, complemented by a separate utility room and a convenient ground floor WC.

To the first floor are three generously proportioned bedrooms, including an elegant principal suite complete with a contemporary en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to an equally high specification.

Further enhancing the property's appeal are premium Amtico flooring throughout the ground floor and high-quality tiling to both the en-suite and family bathroom, reflecting the excellent craftsmanship and attention to detail evident throughout this superb home.

Externally, the property enjoys a private, enclosed south facing rear garden, ideal for relaxing or entertaining during the warmer months. To the side, a carport provides sheltered parking and benefits from useful loft storage, while the adjoining driveway offers additional off-road parking.

Offering an outstanding combination of style, quality and practicality, this exceptional home is expected to generate significant interest. Early viewing is highly recommended.

For further information or to arrange your private viewing, please contact the sole selling agents, Oscar James - Market Harborough.

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SELLER'S SECRET

We have thoroughly enjoyed living here. The build quality is exceptional and the location is superb.

We hope that whoever buys our home enjoys it as much as we have.



Why we like it....

Fabulous house, fabulous location and fabulous price!

Be quick though, we don't expect it to be on the market for long!

OSCAR JAMES

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To buy or not to buy....
