

36 Blenheim Way, Market Harborough, LE16 7LQ



£475,000

Located in the corner of Blenheim Way, a sought after cul-de-sac towards the Northern side of Market Harborough in between the highly regarded schools of Ridgeway Primary and Robert Smyth Secondary. The current owners have spent a considerable amount of funds and time in improving this property to a superb standard that must be appreciated in person. It briefly comprises; hallway, ground floor WC, lounge, study, kitchen/diner, utility room, landing, four bedrooms including a master bedroom with walk in wardrobe and en-suite, and a family bathroom. Outside the property has a driveway providing off road parking and an attractive low maintenance South facing rear garden.

Service without compromise

Entrance Hall



Composite double-glazed front entrance door. Opaque UPVC double-glazed feature porthole window to the front aspect. Karndean flooring. Vertical radiator.

Lounge 15'5" x 11'0" plus bay (4.70m x 3.35m plus bay)



UPVC double-glazed bay window to front. Media unit included. Karndean flooring. Gas fire inset to chimney breast. Vertical radiator.



Study 10'0" x 8'10" (3.05m x 2.69m)



UPVC double-glazed bay window to front. Karndean flooring. Radiator.



Kitchen/Diner 24'11" x 10'8" (7.59m x 3.25m)



Two UPVC double-glazed windows to rear. UPVC double-glazed French doors to rear. Re-fitted range of gloss faced wall and floor mounted units. Neff 'Hide and Slide' electric high level oven. Neff induction hob with Faber extractor hood over. Space and plumbing for dishwasher and American style fridge/freezer. Quartz worktops with inset sink. Kamdean flooring. Side entrance area with UPVC double-glazed side entrance door. Opening through to utility.

Kitchen Area



Dining Area



Utility 8'7" x 5'5" (2.62m x 1.65m)



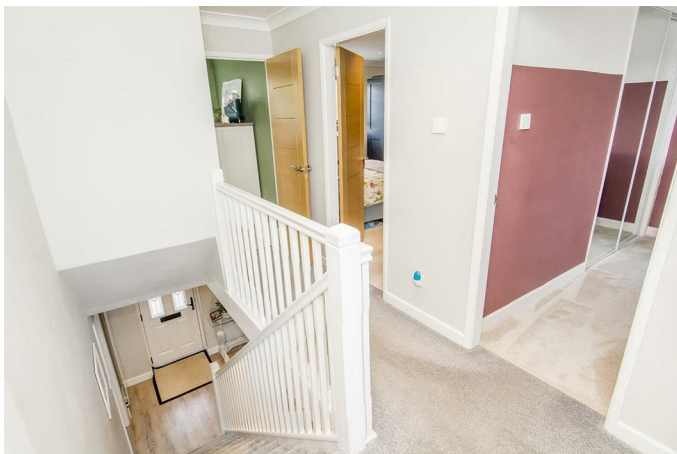
Wall mounted Vaillant gas central heating boiler. Space and plumbing for washing machine and dryer with work top over and stainless steel sink inset. Kamdean flooring.

Ground Floor WC



Opaque UPVC double-glazed porthole window. WC. Wash hand basin over storage unit. Designer radiator.

Landing



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

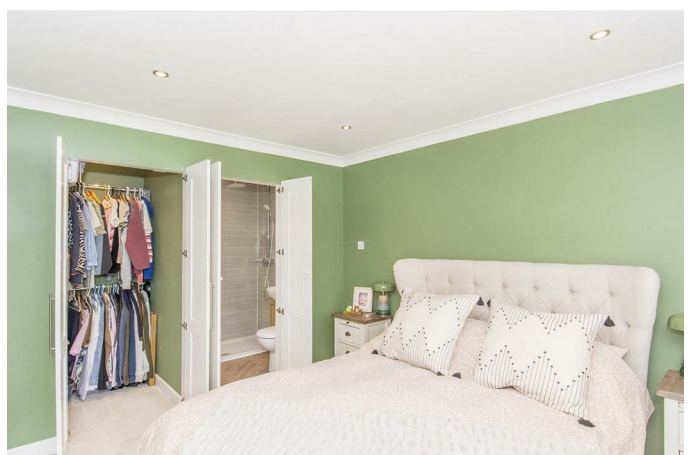
Master Bedroom 16'9" max / 9'5" x 11'4" max / 6'4" (5.11m max / 2.87m x 3.45m max / 1.93m)



Two UPVC double-glazed window to front. Radiator.



Walk in Wardrobe 4'2" x 4'1" (1.27m x 1.24m)



Lighting.

Master En-Suite 5'5" x 5'2" (1.65m x 1.57m)



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Walk in shower cubicle with dual head power shower. Tiled splash backs. Heated towel rail. Extractor fan.



Bedroom Two 12'8" x 10'9" (3.86m x 3.28m)



UPVC double-glazed window to front. Free-standing wardrobes to be included. Built in open fronted wardrobe. Radiator.



Bedroom Three 11'8" x 10'9" max / 8'0" (3.56m x 3.28m max / 2.44m)



UPVC double-glazed window to rear with distant views over roof tops. Built in wardrobe. Radiator.

Bedroom Four 9'6" x 9'0" plus door recess (2.90m x 2.74m plus door recess)



UPVC double-glazed window to rear with distant views over roof tops. Radiator.



Bathroom 8'10" x 6'2" (2.69m x 1.88m)



Opaque UPVC double-glazed window to rear. Four piece white suite comprising WC, double wash hand basins over storage unit and panelled spa bath with built in dual head power shower and glazed shower screen over. Extractor fan. Stone tiled splash backs and flooring. Two vanity units. Heated towel rail.



Front



Driveway providing off road parking and gated side access leading to the rear garden.

Rear Garden



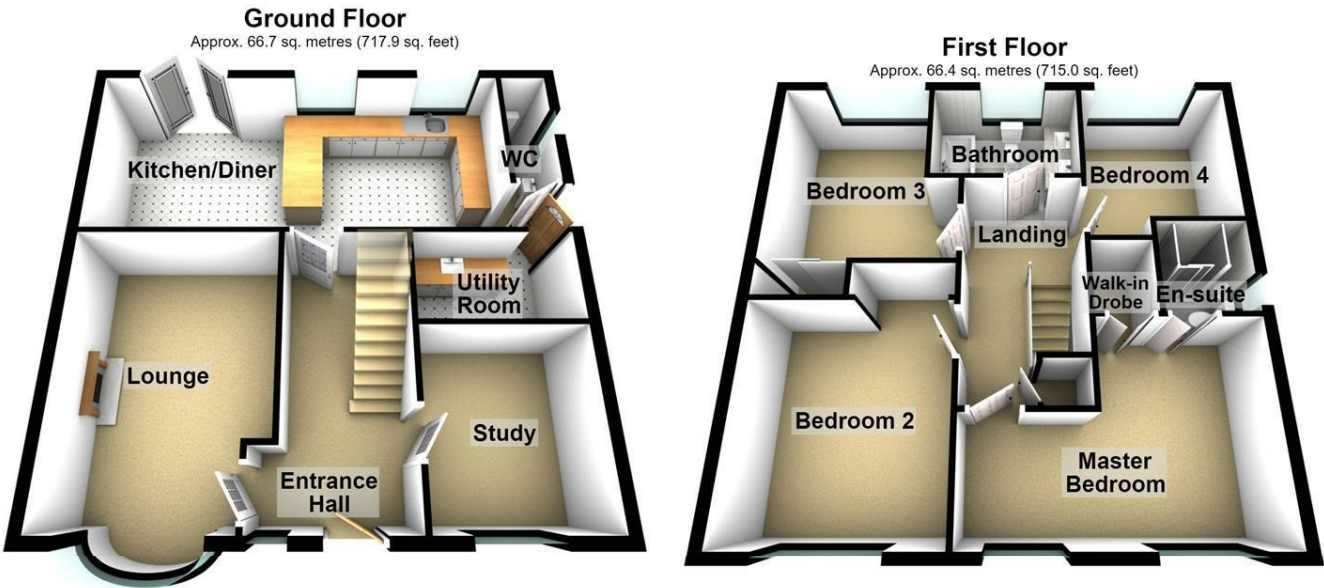
Low maintenance design, facing a Southerly direction, comprising artificial lawn, paved patio area, timber edged borders, water point, outside power point, timber shed and enclosed by timber fencing.



Note for Prospective Buyers

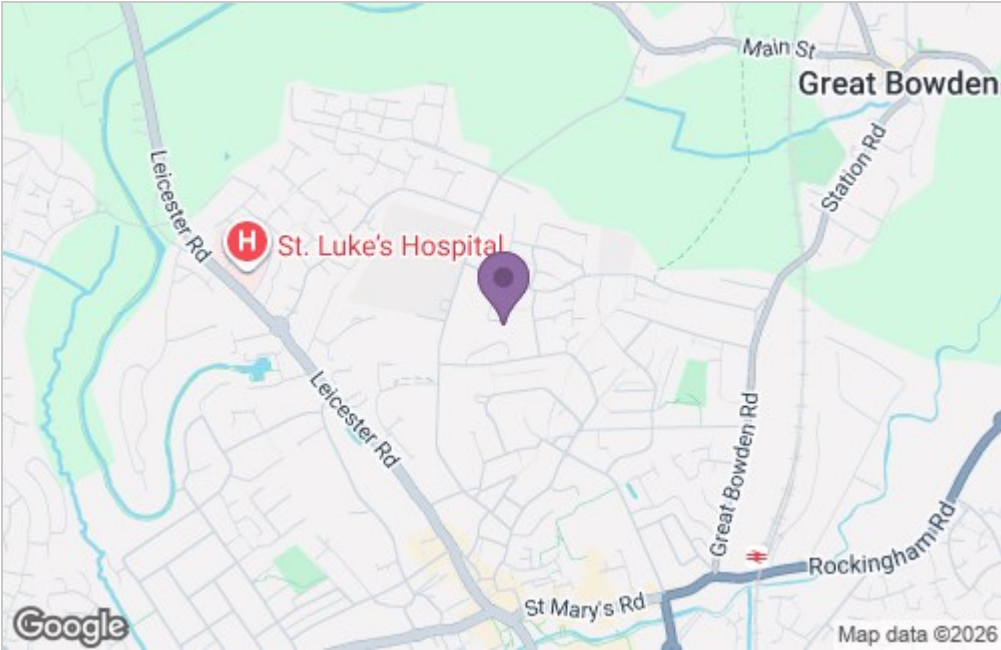
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

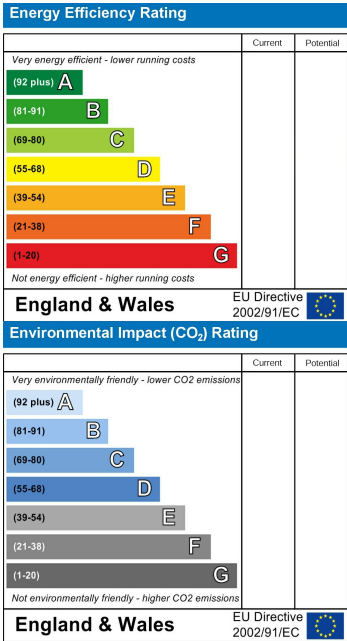


Total area: approx. 133.1 sq. metres (1432.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise