

## 4 Launde Park, Market Harborough, LE16 8BH



**£290,000**

With a fantastic extension with bi-folding doors to the rear, a generously proportioned plot and a sought after Little Bowden location, this modern semi-detached bungalow offers a great deal to the potential buyer and must be seen in person to be appreciated. Also, being sold through Adams & Jones estate agents with no upwards sales chain, the property offers its buyer a potentially swift completion date. Well presented accommodation comprises entrance hallway, its superb extended lounge/diner with bi-folding doors to the rear, two well proportioned double bedrooms, kitchen and shower room. Outside there is a generous plot providing large front and rear gardens, driveway for three cars (with potential to add more if required) and a single garage.

*Service without compromise*

## Entrance Hallway



UPVC double-glazed front entrance door. Radiator.

## Lounge/Diner 15'4" x 13'8" (4.67m x 4.17m)



Double-glazed bi-fold doors leading out to the rear garden. UPVC double-glazed window to the side. Radiator.



Kitchen 9'2" x 9'4" max / 8'5" min (2.79m x 2.84m max / 2.57m min )



UPVC double-glazed window to side. UPVC double-glazed side entrance door. Fitted range of modern wall and floor mounted kitchen units with roll edge work tops over. Stainless steel sink. Electric oven with built in microwave. Gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine.



Bedroom Two 14'0" x 9'3" (4.27m x 2.82m)



UPVC double-glazed window to rear. Fitted wardrobe. Radiator.

Bedroom One 16'4" x 10'6" (4.98m x 3.20m)



UPVC double-glazed window to front. Radiator.



Shower Room 9'2" x 6'4" max / 5'1" min (2.79m x 1.93m max / 1.55m min)



Opaque double-glazed UPVC window to side. White three piece suite comprising wc, wash hand basin over storage unit and large shower cubicle. Shaver point. Heated towel rail. Wall mounted combination gas central heating boiler. Half tiled walls.



## Front



Block paved driveway for three cars with potential to add more within the lawned front garden.

**Garage 16'0" x 8'5" max internal measurements (4.88m x 2.57m max internal measurements)**

Electric operated roller access door. Space and plumbing for washing machine. Power and light connected. Rear entrance door.

## Rear Garden



Mainly laid to lawn with paved patio and pathways. Timber summer house. Enclose by timber fencing.



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.

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### Note for Prospective Buyers

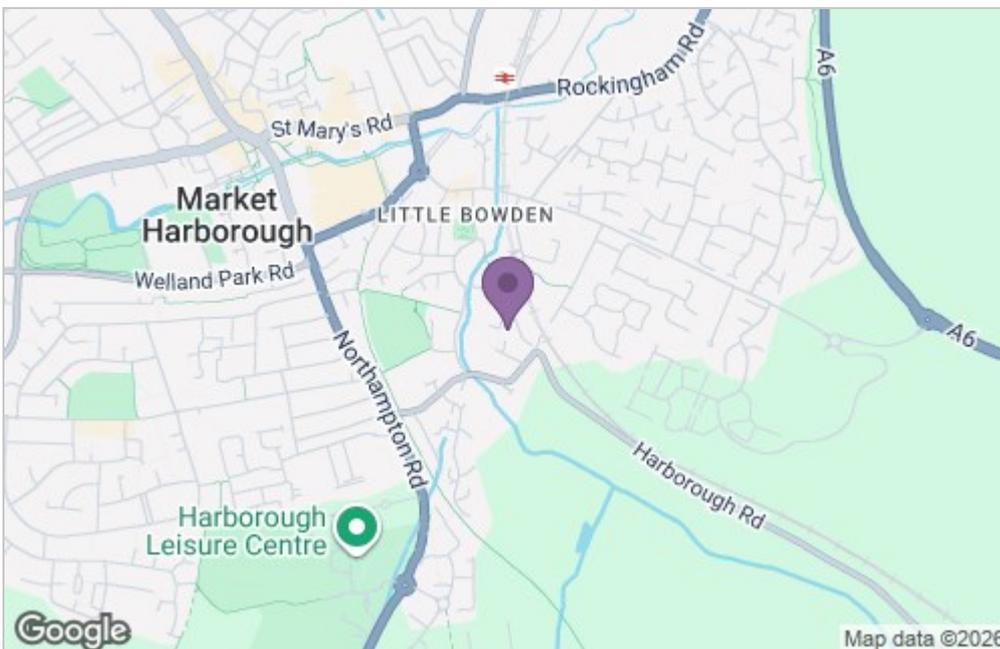
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a

## Floor Plan



Total area: approx. 82.4 sq. metres (887.0 sq. feet)

## Area Map



## Energy Efficiency Graph

