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Service without compromise

34 Fairway, Market Harborough, LE16 9QL

£389,950

Located on Fairway, a highly desirable road in Market Harborough, providing easy access into its fantastic town centre is this fantastic semi-detached property with a rear extension to provide extra living space and three double bedrooms. Very well presented accommodation briefly comprises; entrance hall, ground floor WC, extended living room, extended dining room, kitchen, landing, three double bedrooms and shower room. Outside the property boasts a gravelled driveway providing off road parking for several vehicles, a detached single garage and an attractive, generously proportioned garden. Adams & Jones are delighted to offer this desirable property for sale with the added benefit of NO UPWARDS SALES CHAIN.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall

Opaque UPVC double-glazed front entrance door with sidelights. Radiator.

Ground Floor WC

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

Living Room approx 23'0" x 11'5" max (approx 7.01m x 3.48m max)

UPVC double-glazed windows to rear. Two radiators. Gas fire. Two sets of bi-folding doors to dining room.

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Dining Room 14'8" x 8'4" (4.47m x 2.54m)

UPVC double-glazed sliding patio doors to rear. UPVC double-glazed window to side. Radiator.

Kitchen 12'2" x 8'4" (3.71m x 2.54m)

UPVC double-glazed side entrance door. UPVC double-glazed window to side aspect. Fitted wall and floor mounted units. Space for washing machine, cooker and fridge/freezer. Wall mounted Vaillant combination gas central heating boiler. Pantry cupboard with shelving and UPVC double-glazed window. Additional understairs storage cupboard.

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Landing

UPVC double-glazed window to front. Loft access hatch.

Bedroom One 12'4" x 10'6" (3.76m x 3.20m)

UPVC double-glazed window to rear. Fitted wardrobes and drawer unit. Radiator.

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Bedroom Two 11'0" x 10'6" (3.35m x 3.20m)

UPVC double-glazed window to front. Fitted wardrobes. Radiator.

Bedroom Three 15'9" x 9'5" (4.80m x 2.87m)

UPVC double-glazed window to rear. Built in cupboard. Radiator.

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Shower Room

UPVC double-glazed window to side. WC. Wash hand basin inset to storage unit. Walk-in shower cubicle. Tiled walls and floor. Shaver point. Linen cupboard. Heated towel rail.

Front

Gravelled driveway providing off road parking for multiple vehicles with block paved pathway leading to the front entrance door and gated side access through to the rear garden.

Garage 20'5" x 8'9" max internal measurents (6.22m x 2.67m max internal measurents)

Up and over vehicle access door. UPVC double-glazed opaque window to rear and side entrance door leading out to the rear garden. Power and light connected.

Rear Garden

Of a generous size and mainly laid to lawn with a variety of plant boarders.

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Rear Aspect

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.

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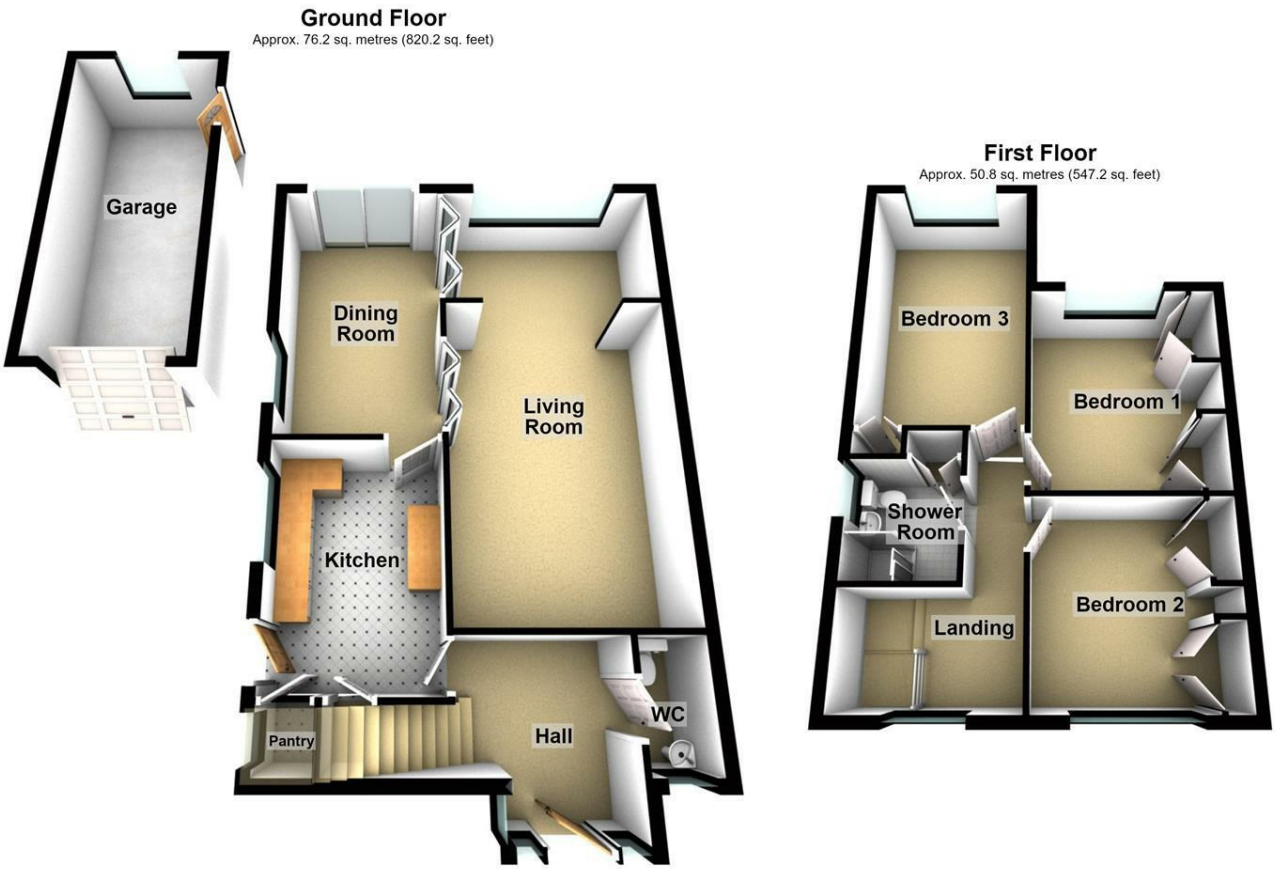
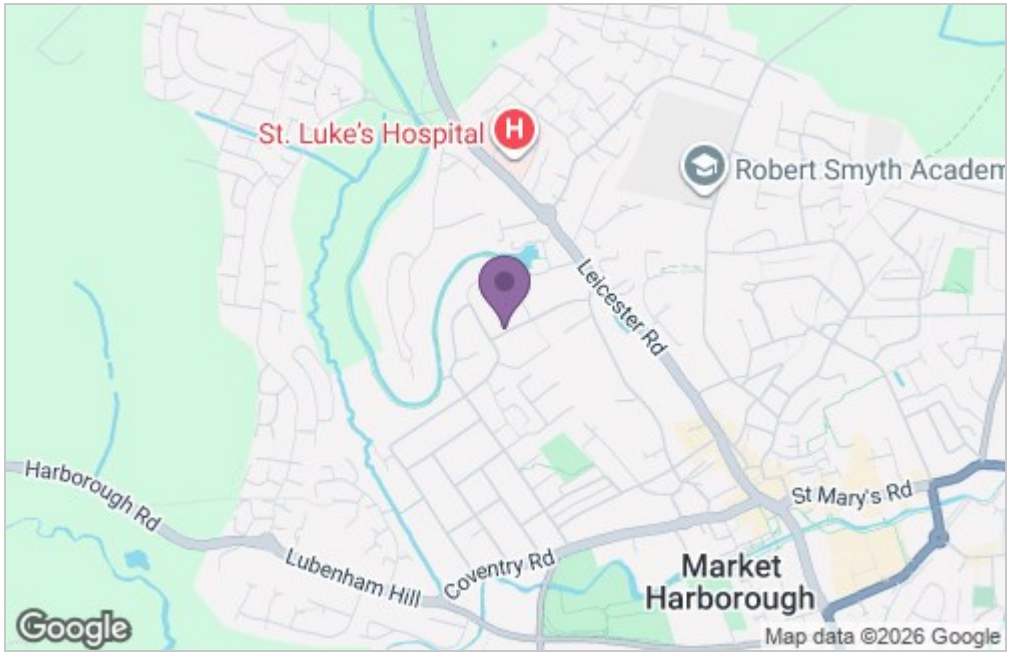
Floor Plan

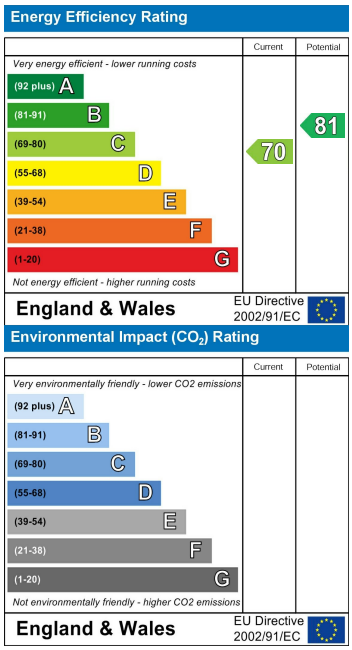


Total area: approx. 127.0 sq. metres (1367.4 sq. feet)

Area Map



Energy Efficiency Graph



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