ADAMS & JONES

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Service without compromise

10 Logan Court, Market Harborough, LE16 9QS

Offers Over £350,000

Presented to the highest standard, a level rarely seen on the open market, is this impeccable extended chalet-style semi. It sits within a minute or two's walk of the pathway leading directly on to the grand union canal towpath in one of Market Harborough's most desirable locations. Accommodation benefits from an extremely high level of fixtures and fittings and in brief comprises a double height reception hall, lounge opening through to a fantastic kitchen/diner with lanterned roof, utility room, ground floor third bedroom and bathroom. To the first floor there's a fantastic master bedroom with en-suite shower room and a second bedroom with fitted wardrobes (these can be removed and the room reinstated as an empty bedroom by the Vendor at their cost if required by the purchaser). Outside the property enjoys beautifully presented front and rear gardens with its rear garden facing approximately south-east and a driveway with gated car port. Adams & Jones must insist on a viewing in person to appreciate the standard and finish of this property.

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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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Reception Hallway 10'5" x 9'9" (3.18m x 2.97m)

Double height ceiling. Composite front entrance door with UPVC double-glazed sidelight. Understairs storage cupboard housing electrics and gas fired combination central heating boiler. Engineered oak flooring. Radiator.

Lounge 16'8" x 10'7" (5.08m x 3.23m)

Radiator. Oak engineered flooring. Opening through to kitchen/diner.

Kitchen/Diner 17'2" x 11'7" max / 7'9" min (5.23m x 3.53m max / 2.36m min)

UPVC double-glazed French doors and sidelights to the rear. Feature double-glazed lantern to roof. UPVC

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double-glazed window to side. Fitted with a range of gloss faced wall and floor mounted units with fixed dining table and drawer units under. Integrated dishwasher. Integrated fridge/freezer. Stainless steel sink. Electric double oven. Ceramic hob with extractor hood over. Oak engineered floor boards. Heated towel rail.

Utility Room 7'4" x 7'2" (2.24m x 2.18m)

Opaque double-glazed side entrance door. Gloss faced wall and floor mounted units with roll edge work tops. Stainless steel sink. Concealed space and plumbing for washing machine. Oak engineered flooring. Radiator.

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Bedroom Three / Study 9'9" x 7'7" (2.97m x 2.31m)

UPVC double-glazed window to front. Radiator.

Bathroom

Wash hand basin over drawer units. WC with rinser hose.

Panelled bath with shower over and glazed shower screen. Heated towel rail. Tiling to walls. Tiled flooring. Extractor fan. Opaque UPVC double-glazed window to side.

Bedroom One 15'2" x 11'0" (4.62m x 3.35m)

UPVC double-glazed window to front. Eaves storage hatch. Radiator.

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Bedroom Two 9'9" x 7'4" (2.97m x 2.24m)

UPVC double-glazed window rear. Built in drawers and fitted wardrobes (can be removed and the room reinstated as a bedroom by the Vendor at their cost if required by the purchaser). Radiator.

En-Suite Shower Room

WC with rinser hose. Wash hand basin over drawer unit. Shower cubicle. Heated towel rail. Eaves storage hatch. Built in storage cupboard. Tiling to walls. Tiled flooring. Extractor fan.

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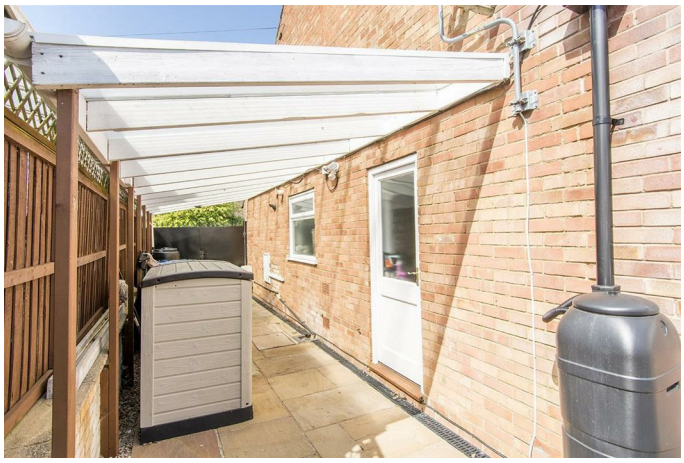
Front

Gravelled front garden with plant beds inset. Paved driveway leading to gated car port and rear garden.

Car Port



Double vehicle access gates. Polycarbonate roof. Open through to the rear garden.

Rear Garden

Landscaped and mainly laid to lawn with paved patio. Timber decking. Timber edged plant beds.

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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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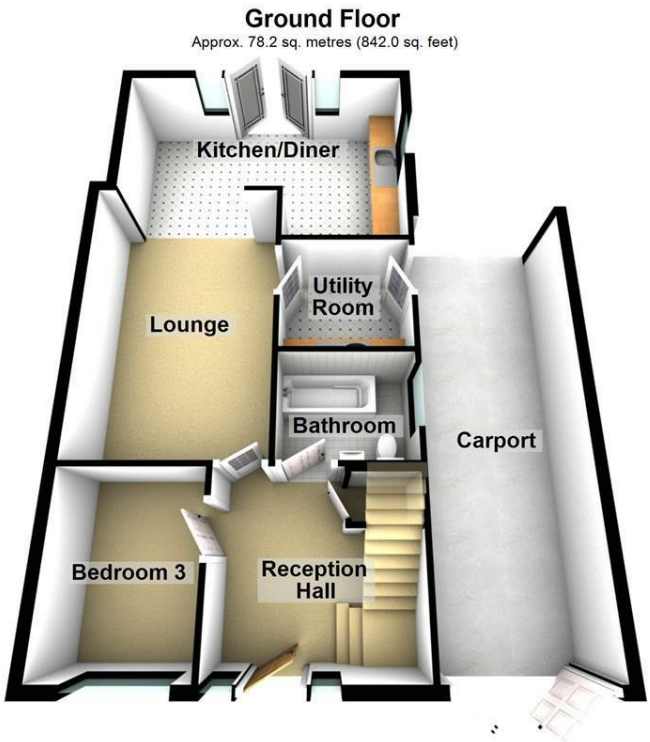
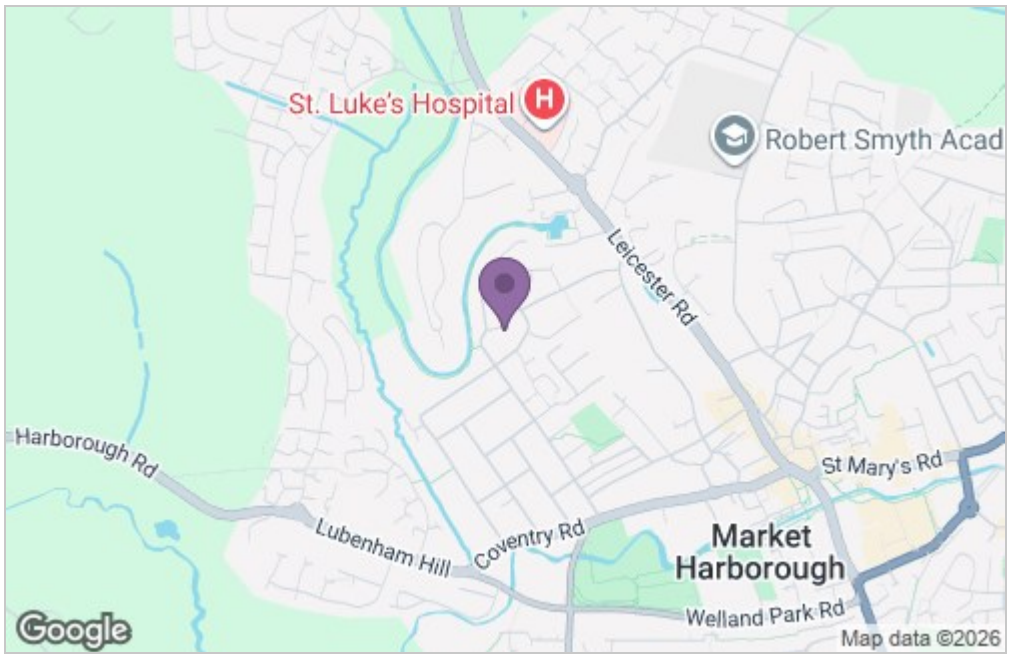
Floor Plan

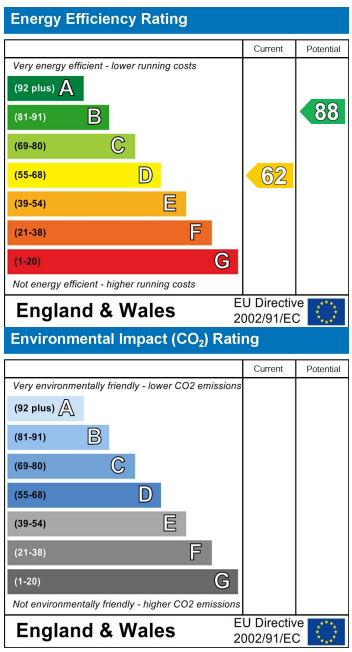


Total area: approx. 105.7 sq. metres (1137.9 sq. feet)

Area Map



Energy Efficiency Graph



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