

## 13 Southleigh Grove, Market Harborough, LE16 9QY



### Offers Over £375,000

This fantastic detached bungalow is a rare opportunity at this sought after location towards the northern end of Market Harborough, not far from the beautiful local landmark of Union Wharf canal with its popular restaurant and a row of local businesses, whilst the town is within moderate walking distance and provides a vast range of amenities. The bungalow itself offers meticulously maintained accommodation and briefly comprises; entrance hall, lounge through to dining room, breakfast kitchen, three bedrooms, shower room and w/c. Outside there are beautifully kept front and rear gardens, a driveway and carport providing off road parking for several vehicles.

*Service without compromise*

## Entrance Hallway



Opaque UPVC double-glazed main entrance door. Cloaks cupboard off. Loft access hatch with pull down ladder and some boarding. Cupboard housing recently re-fitted gas fired combination central heating boiler. Radiator.

## Lounge 15'2" x 10'0" (4.62m x 3.05m)



UPVC double-glazed window to rear. Electric fire. Radiator. Archway through to dining room.



## Dining Room 10'2" x 8'7" (3.10m x 2.62m)



UPVC double-glazed window to rear. Radiator.



**Breakfast Kitchen 15'4" x 8'5" (4.67m x 2.57m)**



UPVC double-glazed windows to front and rear aspects. UPVC double-glazed side entrance door. Fitted range of wall and floor mounted units. Electric double oven. Built in microwave. Ceramic hob with extractor hood over. Space for fridge / freezer. Space and plumbing for washing machine. Stainless steel one and a half bowl kitchen sink. Radiator.



**Bedroom One 12'5" x 10'0" (3.78m x 3.05m)**



UPVC double glazed window to front. Range of fitted bedroom furniture. Radiator.



Bedroom Two 10'9" x 9'9" (3.28m x 2.97m)



UPVC double-glazed window to side. Radiator.



Bedroom Three 8'9" x 8'0" (2.67m x 2.44m)



UPVC double-glazed window to front. Radiator.

Shower Room



Opaque UPVC double-glazed window to rear. Wash hand basin over storage unit. Shower cubicle. Tiled walls. Shaver point. Heated towel rail.





## W/C



Opaque UPVC double-glazed window to side. Boxed W/C. Radiator.

## Driveway and Frontage



Block paved front garden with shrub beds inset. Tarmacked driveway providing off road parking for several vehicles leading to the car port.

## Car Port

Paved flooring. Sheltered car standing leading to the main entrance door of the bungalow. With further sheltered passageway leading to the side of the property and gated rear access through to the garden.

## Rear Garden

A variety of paved patio and pathways. Attractive pond. Variety of plant and vegetable beds. Greenhouse. Timber shed. Enclosed by timber fencing.





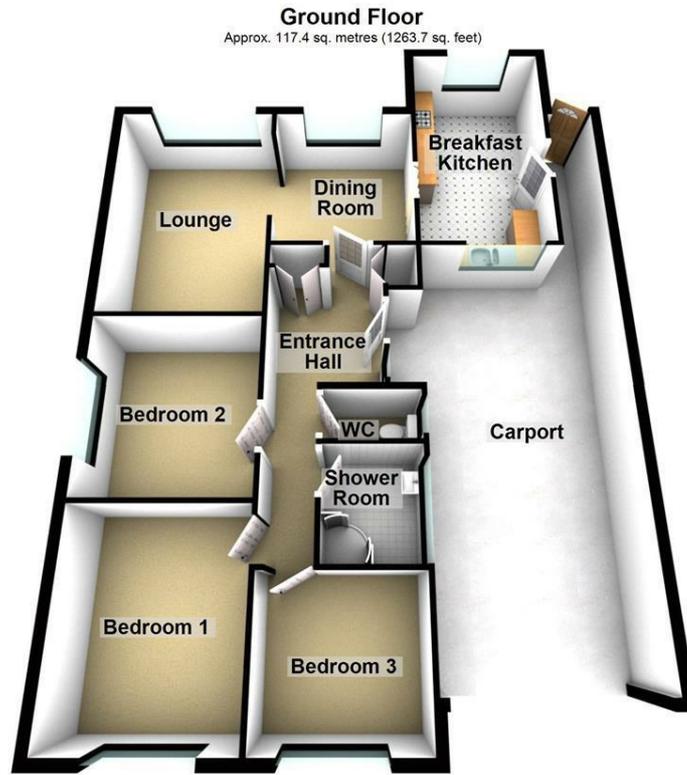
## Rear Aspect



### Note For Prospective Buyers

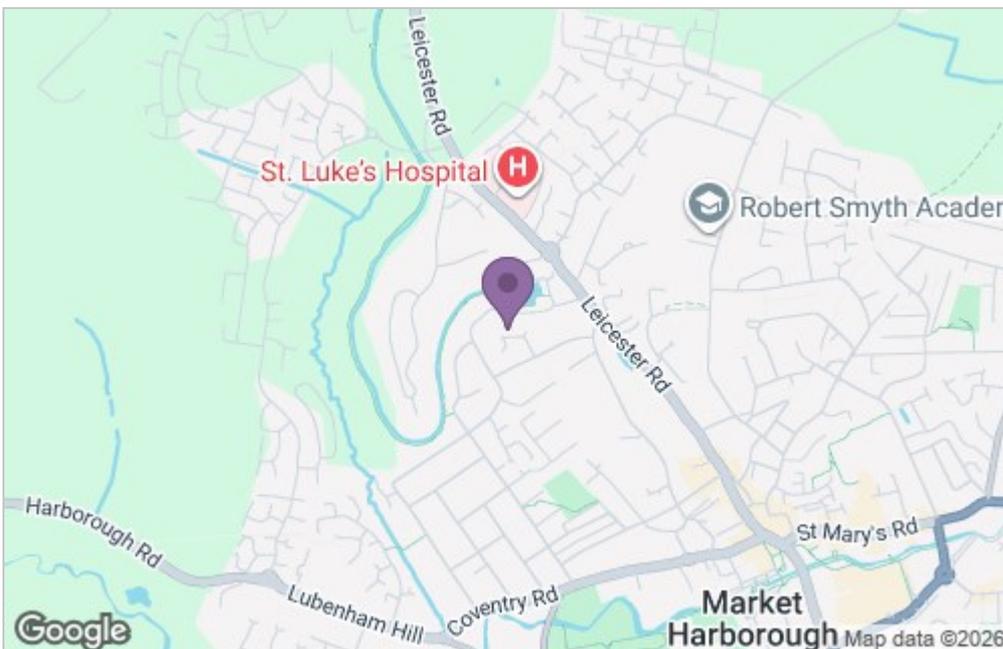
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)

## Area Map



## Energy Efficiency Graph

