



21 Coales Gardens, Market Harborough

Offers Over £575,000



21 Coales Gardens

Market Harborough, Market Harborough

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Substantial Detached Family Home
- Entrance Hallway, Guest Cloakroom
- Living Room Enjoying Views Over The Garden
- Dining Room, Study/Playroom
- Principal and Guest Bedroom With En-Suite
- Two Further Bedrooms, Family Bathroom
- Car Standing, Detached Double Garage
- Established Rear Garden





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Nestled down a desirable no through road, within a sought-after residential location just off Burnmill Road, this four bedroom detached family home is ideally located within walking distance of the town centre, train station, Robert Smyth Academy, Ridgeway Primary Academy and other local amenities.

The property is accessed via a covered canopy porch which leads through the spacious entrance hallway with a staircase leading up to a galleried landing with storage space below, Kardean flooring and a connecting door to the ground floor cloakroom which is fitted with a modern white suite.

The living room has a gas fire with surround and boasts direct access to the rear garden through a set of French doors, an open archway leads into the formal dining room with three deep windows to the front elevation towards the public open space.

There is a well appointed breakfast kitchen fitted with a comprehensive range of high gloss units that are complimented by a granite worktop with an inset 1.5 bowl stainless steel sink and a breakfast bar. Integrated appliances include a double oven, induction hood with hood, dishwasher and a fridge. The utility room has an integrated washer dryer and a door that accesses the garden. Completing the ground floor is the study/playroom which looks over the front elevation.

The first floor landing gives access to four well





Approximate Gross Internal Area
 142.0 sq. m. (1527 sq. ft.)
 Garage At 28.8 sq. m. (310 sq. ft.)
 Total 170.8 sq. m. (1837 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



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