

22 Old School Mews, Market Harborough, LE16 9PZ



Offers Over £300,000

Occupying a desirable position within a converted former school, just a stones' throw from Market Harborough's vibrant town centre, is this attractive terraced home. Deceptively spacious and well presented accommodation is entered via a hallway with ground floor WC off, lounge, kitchen/diner, landing, two bedrooms, master en-suite and guest bathroom. Outside the property offers two off road parking spaces and a delightful rear garden.

Entrance Hall



Timber double-glazed front entrance door. Tiled floor. Radiator.

Ground Floor WC



WC. Wash hand basin. Radiator.

Lounge 17'1" x 16'0" max / 9'8" min (5.21m x 4.88m max / 2.95m min)



UPVC double-glazed window to front. Understairs storage cupboard. Laminate flooring. Radiator.



Kitchen/Diner 15'7" x 9'8" (4.75m x 2.95m)



UPVC double-glazed French doors to the rear garden. Fitted range of wall and floor mounted units. Fitted oven. Gas hob with extractor hood. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Cupboard housing gas fired combination central heating boiler. Tiled splash backs. Tiled flooring. Stainless steel sink.



Landing



Loft access hatch. Exposed timber beam. Storage cupboard.

Master Bedroom 12'7" x 10'0" (3.84m x 3.05m)



UPVC double-glazed window to rear. Exposed timber beams. Radiator.

Master En-Suite 10'0" x 5'3" (3.05m x 1.60m)



Shower cubicle with electric shower. WC. Wash hand basin. Tiled splash backs. Exposed timber beam. Shaver point. Radiator.



Bedroom Two 16'1" x 10'9" max / 7'6" min (4.90m x 3.28m max / 2.29m min)



Two UPVC double-glazed windows to front. Fitted wardrobes. Exposed timber beams. Radiator.



Bathroom 8'9 x 6'4 (2.67m x 1.93m)



W/C and wash hand basin inset to storage units. Panelled bath with mixer tap. Exposed timber beam. Extractor fan. Tiled splash-backs. Radiator.

Front

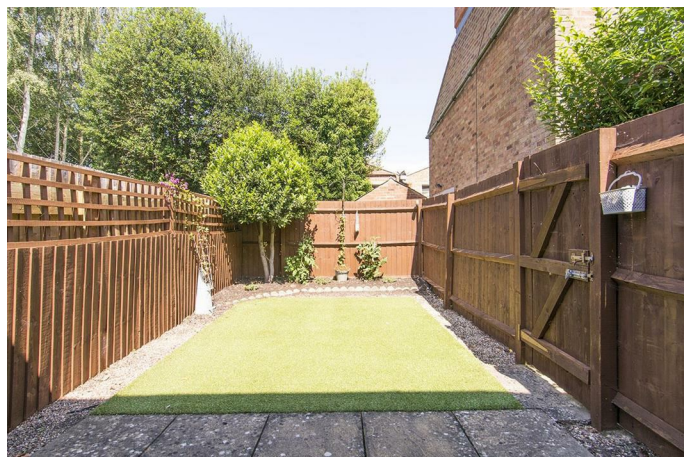


Two block paved parking spaces directly in front of the house.

Rear Garden



Artificial lawn. Paved patio. Plant borders. Timber shed. Gated side access.



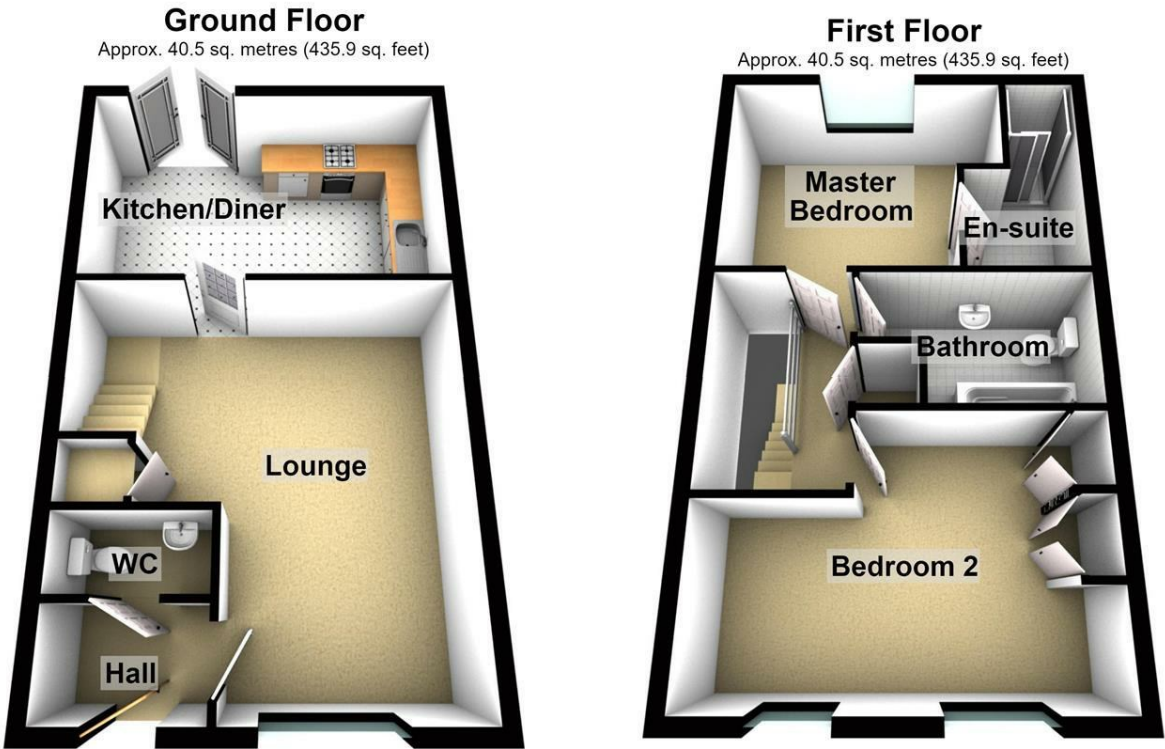
Note for Prospective Buyers



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.

Service without compromise

Floor Plan

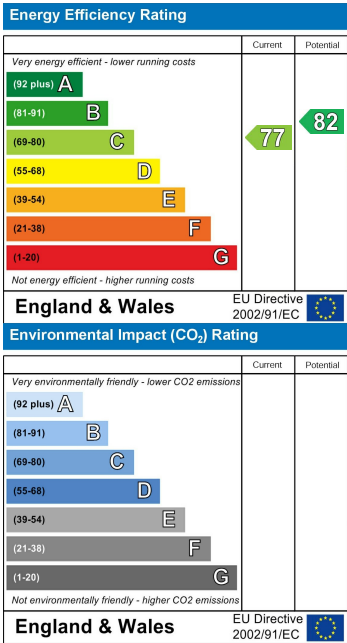


Total area: approx. 81.0 sq. metres (871.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise