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Service without compromise

8 Bennett Drive, Market Harborough, LE16 9RB

£615,000

Located on an extremely pleasant Market Harborough cul-de-sac, which culminates at a lovely green area with the River Welland beyond, is this attractive and spacious detached home of Redrow's popular 'Sunningdale' design. The vendors have taken particular care and attention in upgrading and presenting the property to a superb standard inside and out and its spacious accommodation briefly comprises entrance hall, lounge, study/playroom, kitchen/diner, utility room, ground floor WC, spacious landing, four bedrooms, two en-suites and family bathroom. Outside the property benefits from a driveway at the front leading to the double integral garage and there's a beautiful landscaped garden at the rear.

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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 Hallway

Composite double-glazed front entrance door. UPVC double-glazed window. Radiator. Stairs rising into the first floor.

Lounge 16'9" x 11'9" (5.11m x 3.58m)

UPVC double-glazed window to front with electrically operated curtains. Electric fire inset to feature sandstone fireplace. Radiator.

Study/ Playroom 9'8" x 9'4" (2.95m x 2.84m)

UPVC double-glazed window to rear. Radiator.

Kitchen/Diner 19'7" x 13'8" (5.97m x 4.17m)

UPVC double-glazed French doors and sidelights to rear. UPVC double-glazed window to rear. Fitted range of wall and floor mounted units with Silestone worktops and breakfast bar. Kitchen sink inset. Five ring gas hob with extractor hood over. Electric double oven. Integrated dishwasher. Two integrated fridge/freezers. Understairs storage cupboard. Ceramic tiled flooring. Radiator.

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Utility Room 9'5" x 5'2" (2.87m x 1.57m)

Composite double-glazed rear entrance door. Space and plumbing for washing machine and dryer with Silestone worktops over and kitchen sink inset. Ceramic tiled floor. Radiator.

Ground Floor WC

Opaque UPVC double-glazed window to side. WC. Wash hand basin. Half tiled walls. Tiled floor radiator.

Landing

UPVC double-glazed window to front. Airing cupboard. Radiator.

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Master Bedroom 13'6" x 11'9" (4.11m x 3.58m)

UPVC double-glazed window to front. Built in wardrobes. Radiator.

Master En-Suite 10'2" x 6'5" (3.10m x 1.96m)

Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Walk in shower cubicle. Half tiled walls. Tiled flooring. Extractor fan. Shaver point. Heated towel rail.

Bedroom Two 15'1" x 9'5" (4.60m x 2.87m)

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

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En-Suite Two 6'8" x 6'4" (2.03m x 1.93m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin. Walk in shower cubicle. Tiled flooring. Extractor fan. Shaver point. Heated towel rail.

Bedroom Three 11'7" x 9'0" (3.53m x 2.74m)

UPVC double-glazed window to rear. Radiator.

Bedroom Four 11'5" x 9'8" (3.48m x 2.95m)

UPVC double-glazed window to rear. Radiator.

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Family Bathroom 8'4" x 6'3" (2.54m x 1.91m)

Opaque UPVC double-glazed window to front. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Half tiled walls. Extractor fan. Shaver point. Tiled flooring. Heated towel rail.

Front

Lawned front garden with tarmacked driveway leading to double integral garage. EV charger. (Photo shows the green area at the end of the cul-de-sac)

Double Garage 18'2" x 16'4" max internal measurements (5.54m x 4.98m max internal measurements)

Up and over vehicle access door. Power and light connected.

Rear Garden

Landscaped to include lawned area, ceramic tiled patio with composite pergola over and a variety of plant beds and borders. Enclosed by timber fencing.

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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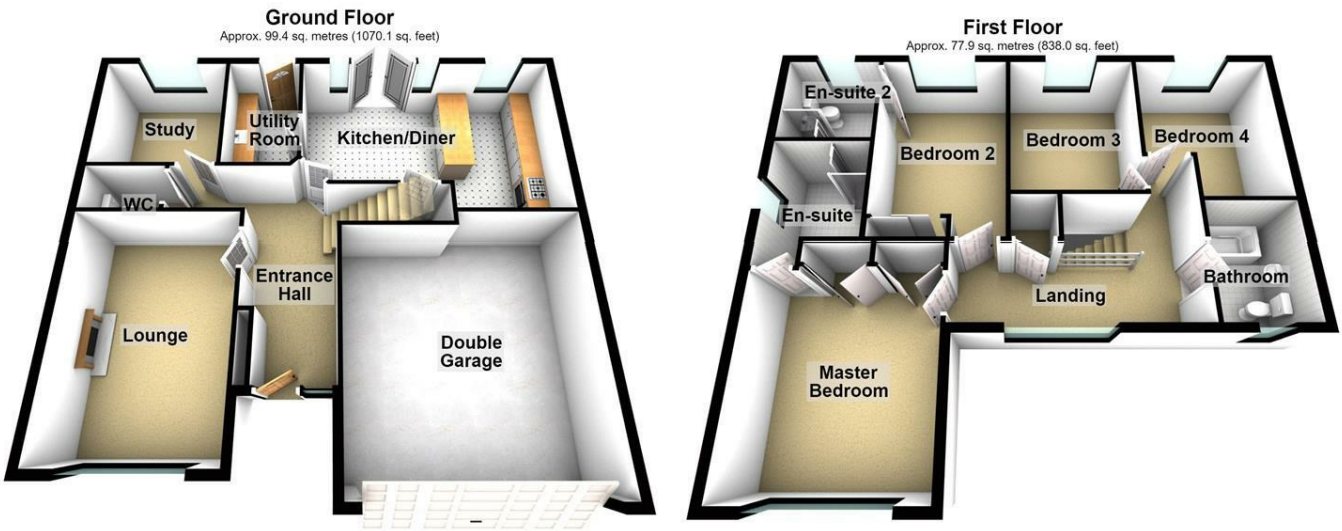
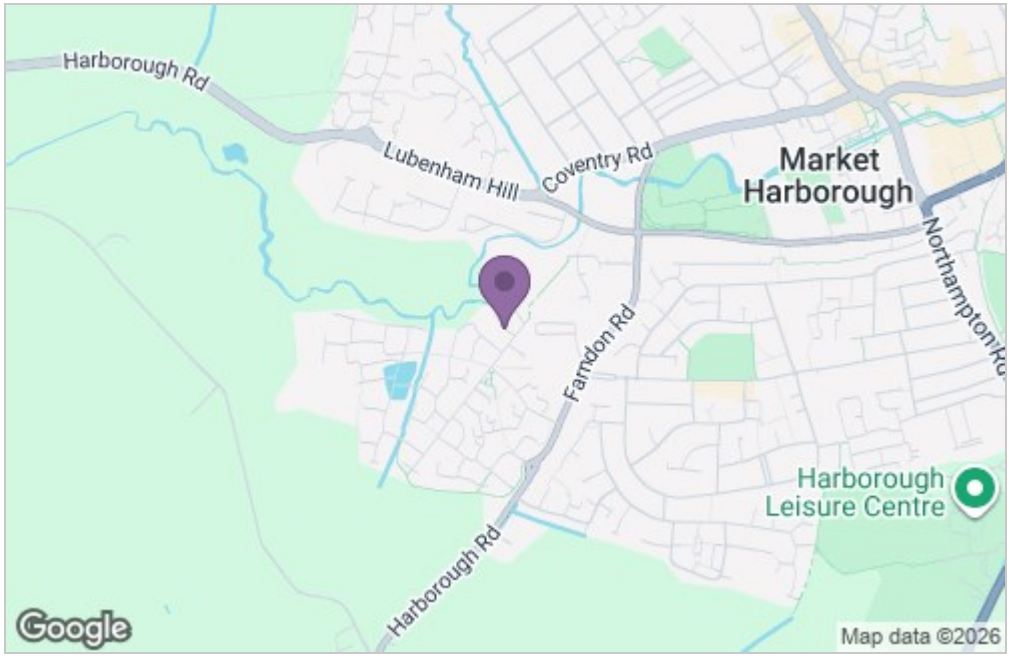
Floor Plan

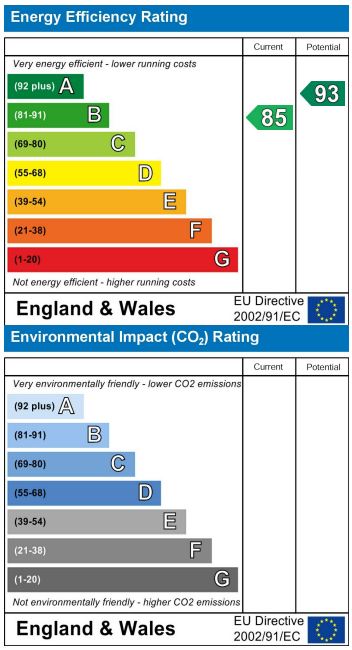


Total area: approx. 177.3 sq. metres (1908.1 sq. feet)

Area Map



Energy Efficiency Graph



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