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12 Bishop Close, Market Harborough, LE16 9NE

£450,000

Vastly extended to the rear and side, this attractive modern detached bungalow must be seen in person to be appreciated. It sits on an extremely pleasant cul-de-sac within the ever popular 'Southern Estate' of Market Harborough, not far from the town's superb Farndon Fields farm shop and within easy bus routes of the town itself. Its extended accommodation is in fine order and in brief comprises a spacious entrance hallway, extended kitchen/diner, utility room, large lounge, dining room, sun lounge, three bedrooms, master en-suite wet-room and main bathroom. Outside the property enjoys a good sized corner plot with beautifully kept front and rear gardens and a block paved driveway providing ample parking. Adams & Jones are delighted to market this property with the added benefit of no upwards sales chain.

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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 with UPVC double-glazed sidelight. Loft access hatch with pull down ladder to part boarded loft space. Airing cupboard. Two radiators.

Lounge 17'0" x 16'3" (5.18m x 4.95m)

A large space, formally a lounge/diner before extension works were carried out to create a separate dining room. UPVC double-glazed window to front. Gas fire to polished stone fireplace. Two radiators.

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Kitchen/Diner 18'7" x 10'5" (5.66m x 3.18m)

UPVC double-glazed window to rear. Motorised skylight. Fitted range of oak wall and floor mounted units. Stainless steel sink. Electric double oven. Integrated dishwasher. Ceramic hob with extractor hood over. Integrated fridge. Walk in pantry cupboard. Luxury vinyl tiled flooring. Plinth heater. Radiator.

Utility Room 15'8" x 5'8" (4.78m x 1.73m)

Two double-glazed sky lights to vaulted ceiling. UPVC double-glazed front and rear entrance doors. Floor mounted units with stainless steel sink over. Space and

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plumbing for washing machine and freezer. Luxury vinyl tiled flooring. Radiator.

Dining Room 10'3" x 8'6" (3.12m x 2.59m)

With timber bi-folding doors leading from the kitchen and an additional set leading to the sun lounge. Radiator.

Sun Lounge 10'7" x 9'1" (3.23m x 2.77m)

UPVC double-glazed double bi-folding doors to the garden. Motorised skylight. Radiator.

Master Bedroom 12'0" x 10'7" (3.66m x 3.23m)

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

En-Suite Wet Room 10'4" x 3'3" (3.15m x 0.99m)

Opaque UPVC double-glazed window to the side. WC. Wash hand basin. Built in shower. Heated towel rail. Extractor fan. Shaver point.

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Bedroom Two 16'3" max into wardrobes x 8'4" (4.95m max into wardrobes x 2.54m)

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

Bedroom Three/Study 9'1" x 8'9" (2.77m x 2.67m)

UPVC double-glazed window to rear. UPVC double-glazed side entrance door to the side. Motorised skylight. Radiator.

Bathroom 7'8" x 5'4" (2.34m x 1.63m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage cupboard. Panelled bath with shower mixer tap. Heated towel rail. Shaver point.

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Front

Block paved driveway providing off road parking for at least two cars. Beautifully presented front garden. Outside water point and power point. Gated side access leading through to the rear garden.

Rear Garden

Paved patio areas. Lawned area. Two timber sheds (one with power connected) Water point. Two outside power points. Motorised retractable awning over sun lounge.

Rear Aspect

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to

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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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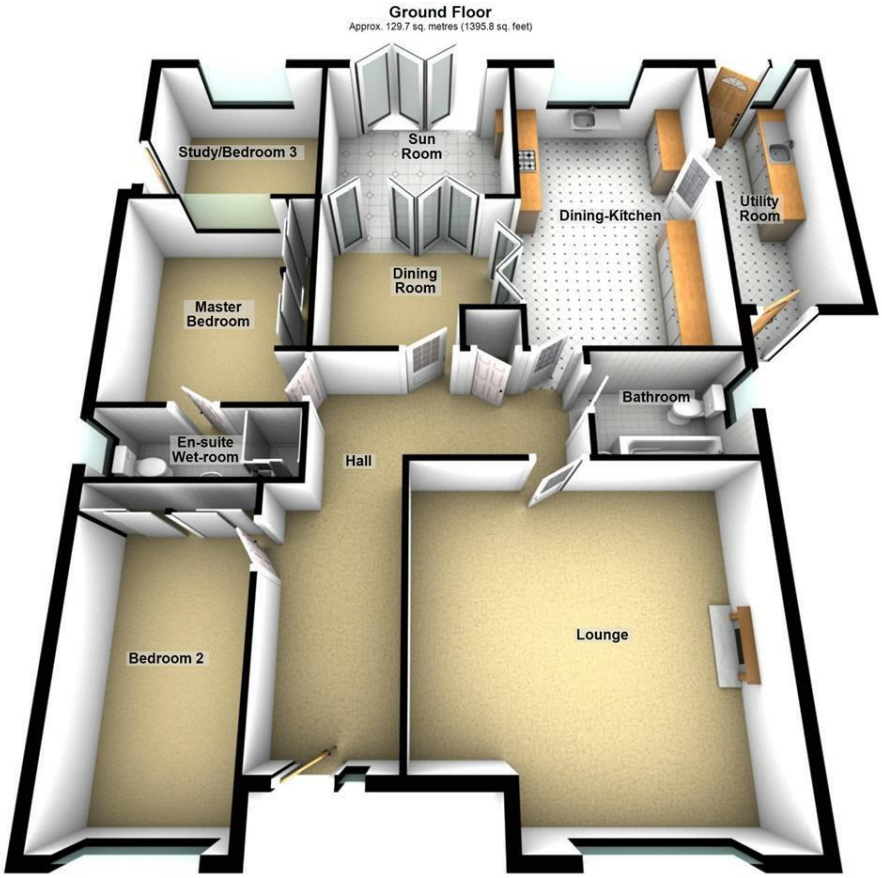
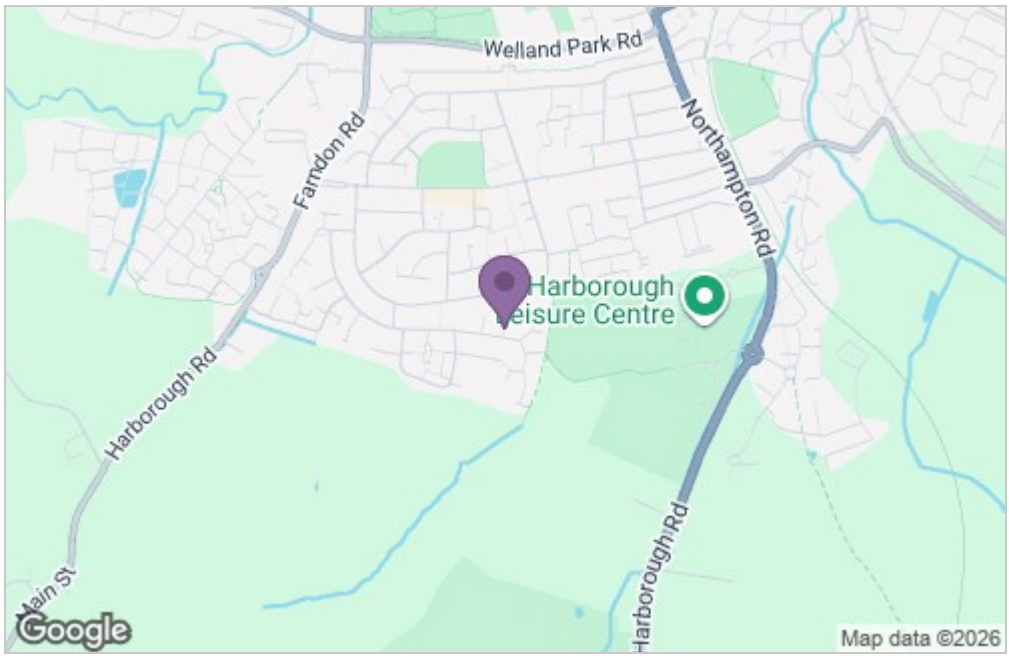
Floor Plan

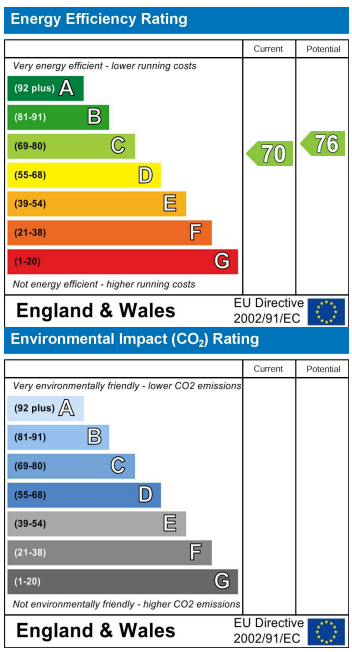


Total area: approx. 129.7 sq. metres (1395.8 sq. feet)

Area Map



Energy Efficiency Graph



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