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Service without compromise

37 Middlebrook Green, Market Harborough, LE16









Offers Over £325,000

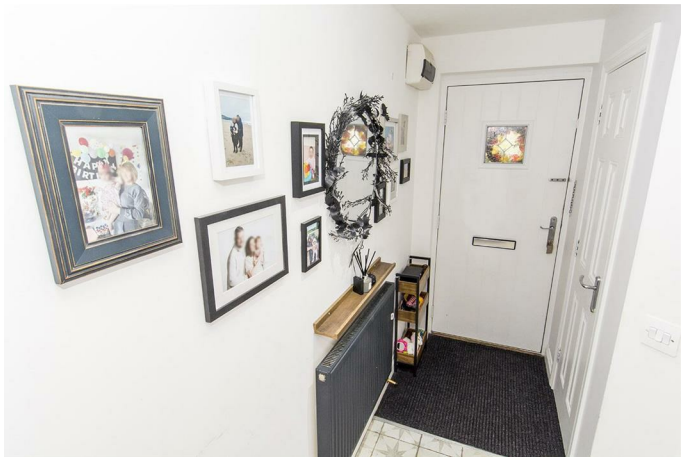
Located just a few minutes walk from Market Harborough's train station with its sub one hour links to London's St Pancras, on an extremely pleasant road with a beautiful central green is this spacious four bedroomed, three storey town house. Accommodation briefly comprises to the ground floor, an entrance hallway, WC, kitchen/diner and integral garage with a door connecting to the hallway. To the first floor there is a landing, living room, two bedrooms and shower room. To the second floor are two further bedrooms, the master having an en-suite shower room, and a family bathroom. Outside there's a driveway to the front and an attractive garden at the rear.

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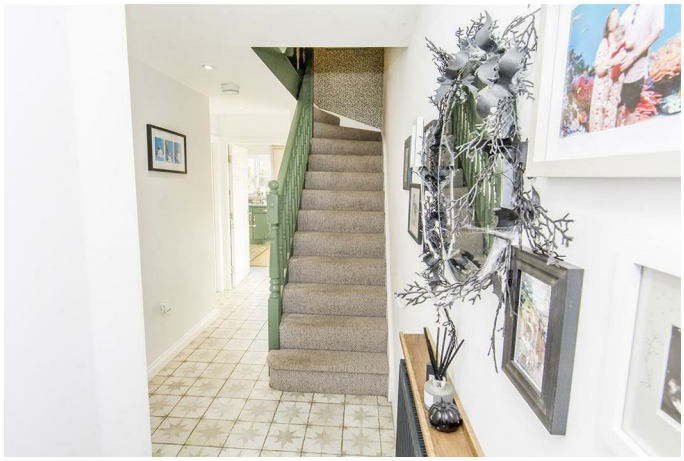
Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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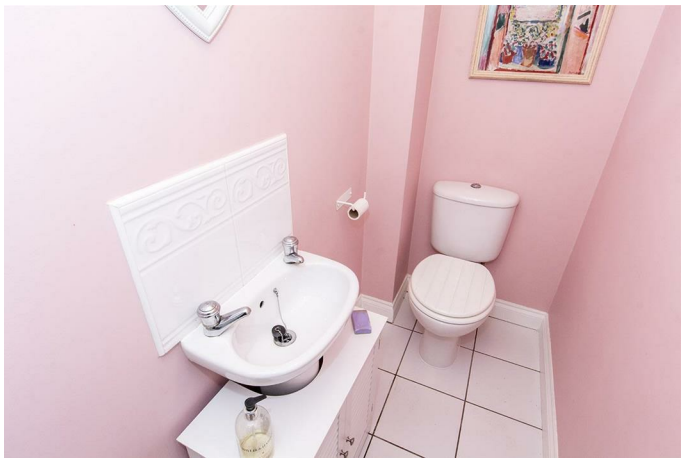
Hallway



Double-glazed front entrance door. Tiled flooring.



Ground Floor WC



WC. Wash hand basin. Tiled floor.



Kitchen/Diner 14'6" x 12'2" (4.42m x 3.71m)



UPVC double-glazed window to rear. Double-glazed rear entrance door. Fitted range of wall and floor mounted units with worktop over. Electric double oven. Gas hob with extractor hood over. Space for fridge/freezer. Space and plumbing dishwasher and washing machine. Understairs storage cupboard. Radiator.

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First Floor Landing



Radiator.

Bedroom Four 10'5" max x 7' (3.18m max x 2.13m)



UPVC double-glazed window to rear. Radiator.



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Bedroom Three 11'1" x 7'4" (3.38m x 2.24m)



UPVC double-glazed window to rear. Radiator.



Living Room 16'3" max x 14'6" (4.95m max x 4.42m)



Two UPVC double-glazed window to front. Fireplace. Radiator.



Shower Room 7'4" x 4'6" (2.24m x 1.37m)



WC. Wash hand basin over storage unit. Shower cubicle. Tiled splash backs. Tiled flooring. Radiator.

Second Floor Landing

Loft access hatch. Airing cupboard. Radiator.

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Bedroom Two 14'7" x 10'4" (4.45m x 3.15m)



Two UPVC double-glazed windows to rear. Radiator.

Master Bedroom 14'7" x 11'7" (4.45m x 3.53m)



Two UPVC double-glazed windows to front. Radiator. Door through to en-suite.



Master En-Suite 7'6" x 4' max (2.29m x 1.22m max)



WC. Wash hand basin over storage unit. Shower cubicle. Tiled splash backs. Tiled flooring. Radiator.



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Family Bathroom 6'9" x 5'1" max into sink recess (2.06m x 1.55m max into sink recess)



WC. Wash hand basin over storage unit. Panelled bath with shower mixer tap. Tiled splash backs. Tiled flooring.



Front



In front of the property is a driveway leading to the garage and a pathway leading to the front entrance door.



Integral Garage

Up and over vehicle access door. Side access door leading into hallway.

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Rear Garden



Mainly laid to lawn with paved patio and gated rear access.





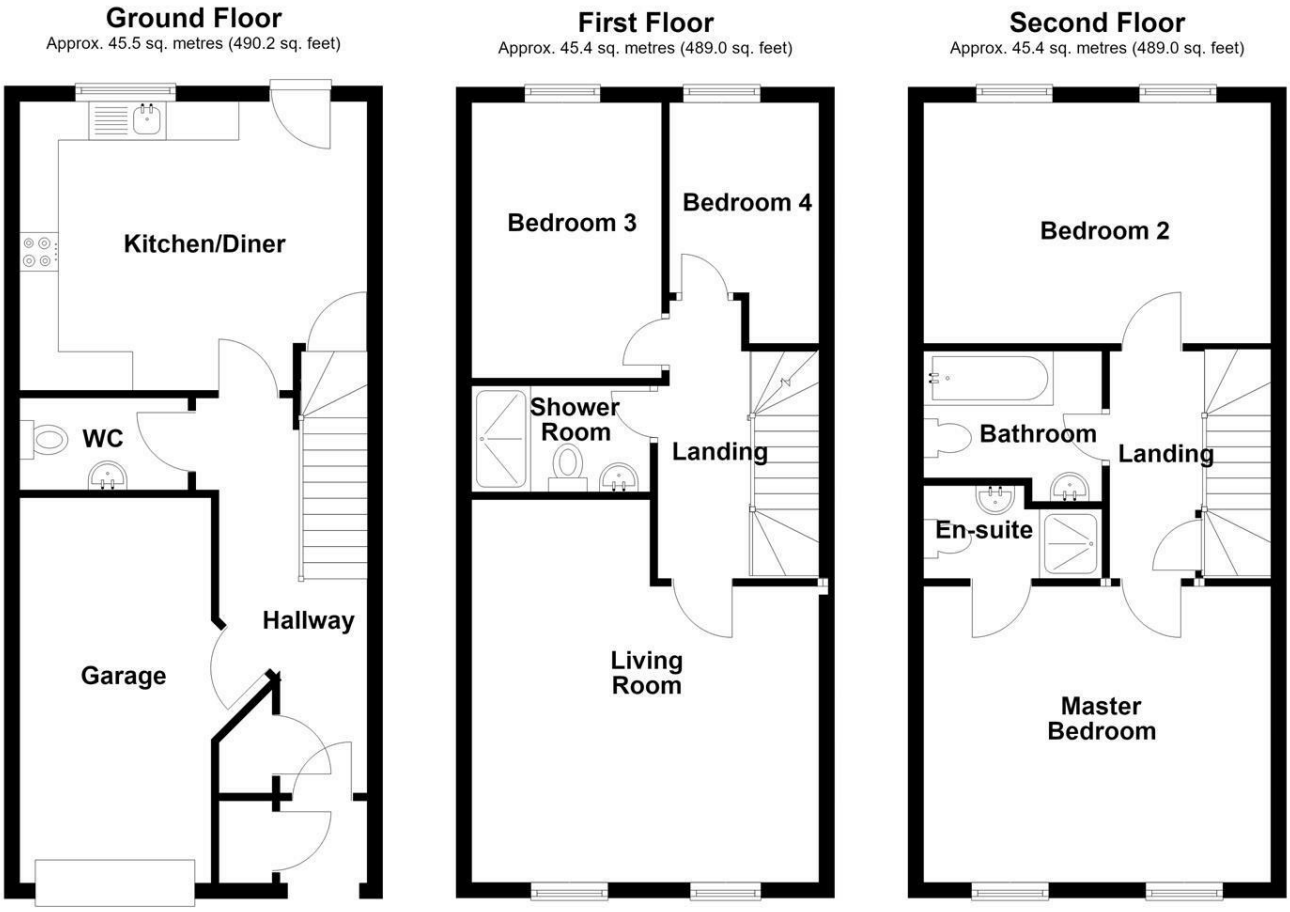
Note for Prospective Buyers

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.

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Floor Plan

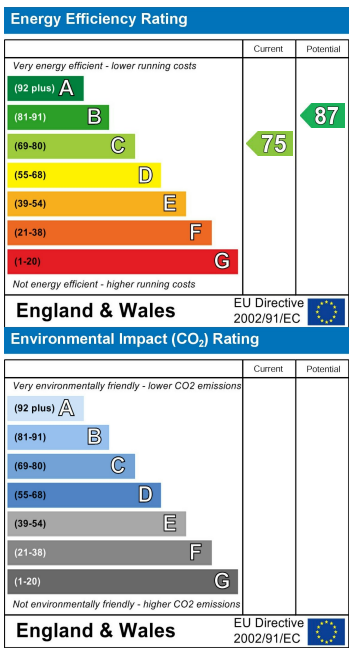


Total area: approx. 136.4 sq. metres (1468.1 sq. feet)

Area Map



Energy Efficiency Graph



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