ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

57 Steeplechase Way, Market Harborough, LE16 9FX









Offers Over £280,000

This fantastic 'Avant' built semi-detached home offers stylish open plan accommodation and is set on the ever popular Farndon Fields development to the southern edge of Market Harborough town. Accommodation briefly comprises; entrance hall, stylish fitted kitchen/diner opening through to the lounge with bi-fold doors, ground floor WC, large storage cupboard, landing, three bedrooms and bathroom. Outside the property offers a landscaped rear garden with driveway and garage beyond. Our vendors are motivated to move with a completed upward chain in place.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

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.

ADAMS & JONES





Service without compromise

Dining Kitchen 15'0" x 11'8" (4.57m x 3.56m)



Double-glazed composite front entrance door. UPVC double-glazed window to front. Fitted range of wall and floor mounted units with stainless steel sink. Electric oven and microwave. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine. Tiled splash backs. Radiator. Amtico flooring. Opening through to lounge with large storage cupboard off. Door to ground floor WC.

Ground Floor WC



WC. Wash hand basin. Amtico flooring.

Lounge 15'0" x 11'4" (4.57m x 3.45m)



Double-glazed bi-fold doors to rear. Amtico flooring. Radiator.

ADAMS & JONES





Landing

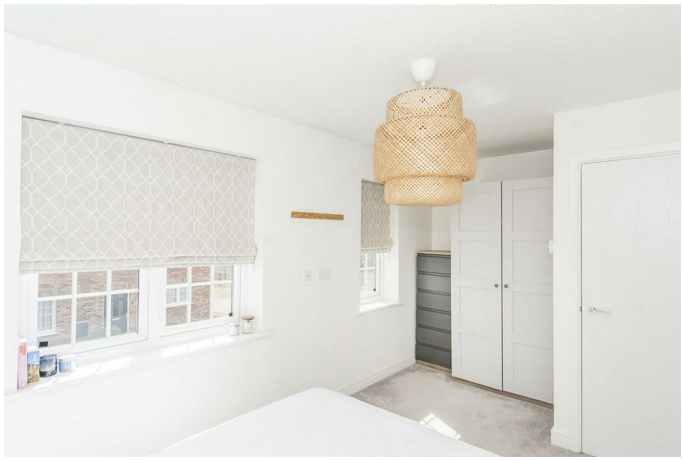


UPVC double-glazed window to side. Loft access hatch.

Bedroom One 15'0" x 8'2" (4.57m x 2.49m)



Two UPVC double-glazed windows to front. Built in cupboard also housing gas fired combination central heating boiler. Radiator.



Service without compromise

ADAMS & JONES

Service without compromise

Bedroom Two 10'4" x 7'5" (3.15m x 2.26m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 10'7" max / 7'0" x 7'3" (3.23m max / 2.13m x 2.21m)



UPVC double-glazed window to rear. Radiator.



Bathroom 7'1" x 6'3" (2.16m x 1.91m)



Three piece white suite comprising; WC, wash hand basin and panelled bath with built in shower and glazed shower screen over. Spotlights to ceiling. Extractor fan. Shaver point. Tiled splash backs. Amtico flooring.

Front

Gated side access leading through to the rear garden.

ADAMS & JONES

Rear Garden





Landscaped with paved patio, lawned area, timber decked area, timber edged plant beds and boarders, timber fencing with rear entrance gate leading to the driveway and garage.







Driveway



Tarmacked driveway for one car at the rear of the property leading to the garage.

Service without compromise

ADAMS & JONES

Garage 19'9" x 9'9" max internal measurements (6.02m x 2.97m max internal measure,tns)

Oversized single garage with up and over vehicle access door. Power and light connected.

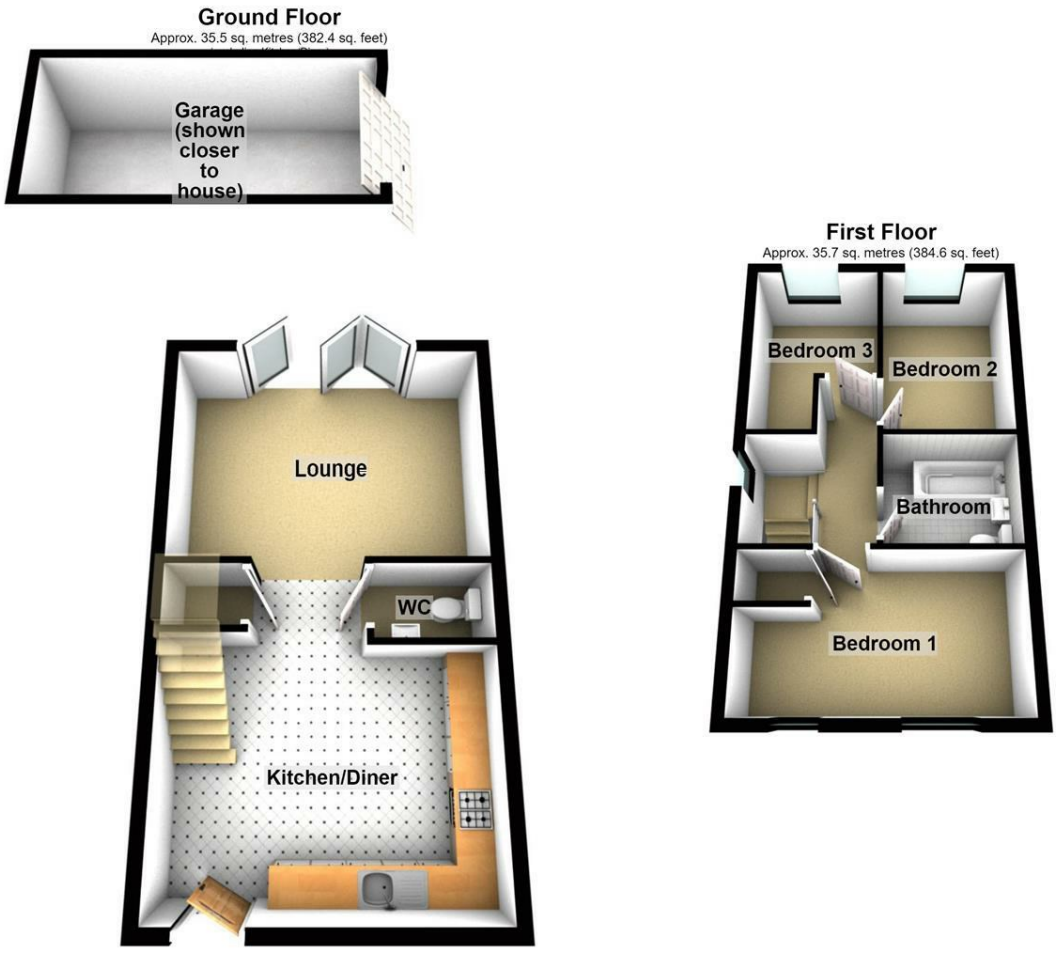
Note For Prospective Buyers

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

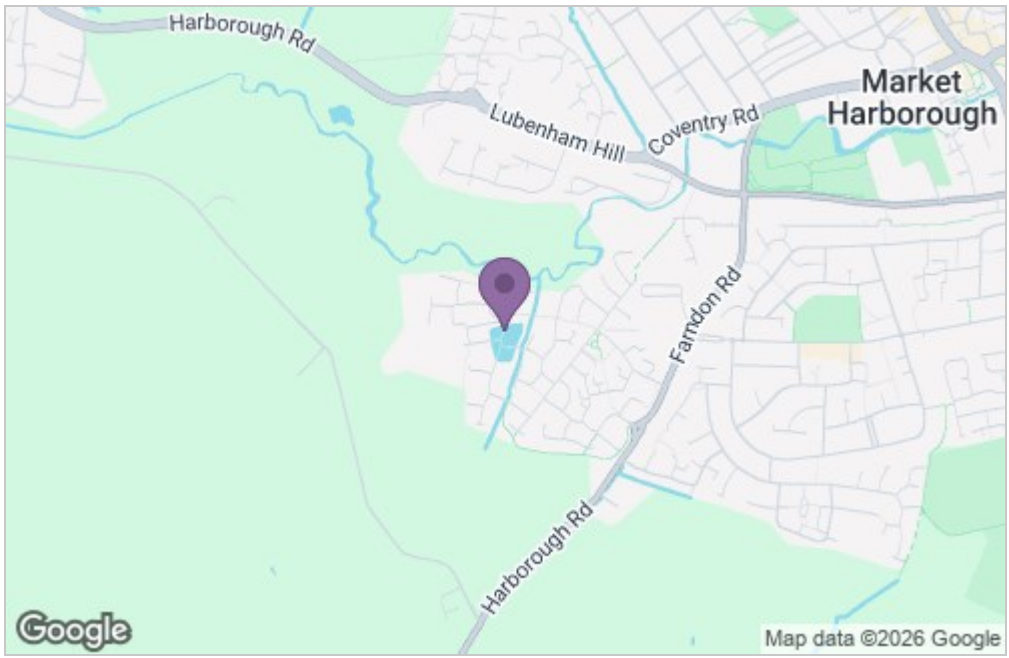
ADAMS & JONES

Floor Plan

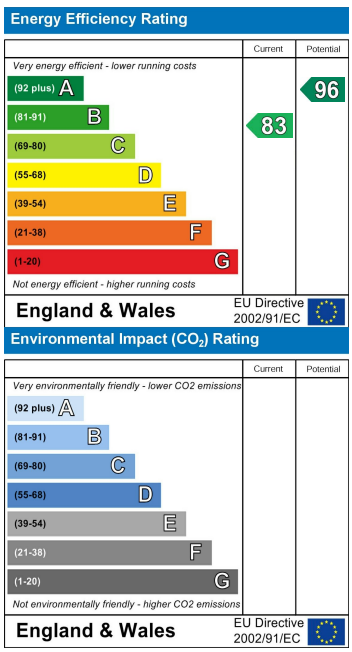


Total area: approx. 71.3 sq. metres (767.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise