

Property details approval form

9 Hopton Fields, MARKET HARBOROUGH, Leicestershire, England, LE16 9LB

Date: 17 August 2026

Property Ref and Version: MKH308435 - 0003

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in the region of £230,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Ideal first-time purchase or family home
- > Popular residential location
- > Kitchen/dining room
- > Spacious living room
- > Garage
- > Popular residential location

○ Short Description

A well-presented three-bedroom home offering spacious accommodation throughout, including a generous living room, fitted kitchen/diner, family bathroom and a garage.

○ Long Description

A well-presented three-bedroom home is ideal for first-time buyers, families or investors, the property is conveniently located close to local amenities and transport links.

The property is entered via a welcoming porch, leading into a generous living room measuring approximately 16ft in length, providing ample space for both relaxing and entertaining. To the rear of the property is a spacious kitchen/dining room, fitted with a range of units and offering plenty of room for family dining, with access to the rear garden.

To the first floor, a central landing provides access to three bedrooms and the family bathroom.

The principal bedroom is a well-proportioned double room overlooking the front aspect, whilst bedroom two is another spacious double room benefiting from fitted wardrobes. Bedroom three offers flexibility as a child's bedroom, nursery, dressing room or home office. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low-level WC.

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Externally, the property benefits from a garage providing useful storage or off-road parking.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

○ Directions

○ Agents Note

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○ Room Description

Porch

Entered via a front door, providing a useful space for coats and shoes before leading into the main living accommodation.

Living Room

A spacious and welcoming reception room with a window to the front aspect, offering ample space for lounge furniture and entertaining. Stairs rise to the first floor and an opening leads through to the kitchen/dining room.

Kitchen/Dining Room

Fitted with a range of wall and base units incorporating work surfaces, sink and drainer unit, space for appliances and cooking facilities. There is ample room for a dining table and chairs, with a door providing access to the rear garden

Landing

Providing access to all first-floor accommodation and loft space.

Bedroom One

A good-sized double bedroom positioned to the front of the property with space for a range of bedroom furniture.

Bedroom Two

A further double bedroom overlooking the rear aspect and benefiting from fitted wardrobes.

Bedroom Three

A versatile room ideal as a child's bedroom, nursery, dressing room or home office.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Obscured window to the rear aspect.

Outside

The property benefits from front and rear gardens, providing space for outdoor seating, entertaining and family enjoyment, together with access to a garage.

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○ Room Description

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○ Room Description

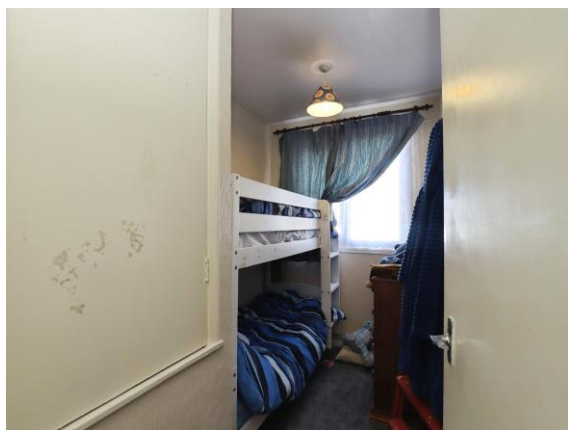
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○ Property Images



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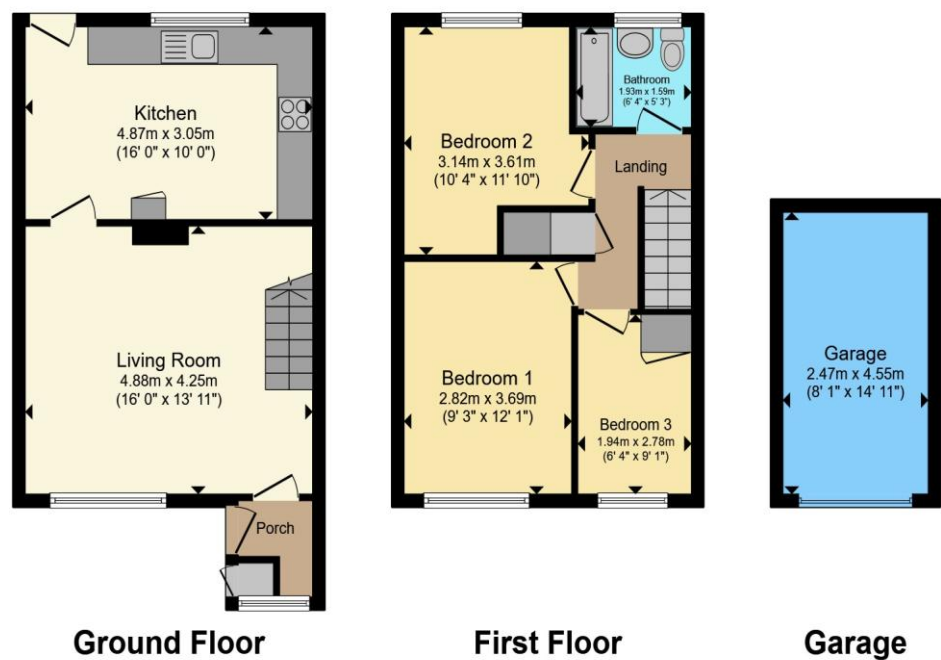
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Floor Plan



Total floor area 85.4 m² (919 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Guy Lock		
Mrs S.E. Arnold		