

45 Hopton Fields, Market Harborough, LE16 9LB



£275,000

A meticulously refurbished and modernised, high specification extended terraced home located towards the southern boundary of Market Harborough town with field views to the front. Whilst enjoying these rural views to the front the property is located just a stones throw away from Farndon Fields Primary School and there is a bus route nearby directly into the town centre with its vast range of amenities. The standard of accommodation must be seen to be appreciated and in brief comprises; entrance hall, lounge, utility/WC, extended living/dining/kitchen, landing, three bedrooms and beautifully re-modelled bathroom. Outside the property enjoys a two car driveway at the front, a courtyard style garden with timber summer house/shed and a garage in block beyond that. The property is being marketed for sale through Adams & Jones with the benefit of no upwards sales chain.

Service without compromise

Entrance Hall



Composite double-glazed front entrance door. Laminate flooring. Radiator. Stairs to first floor landing. Door to lounge.

Lounge 13'8" x 12'8" (4.17m x 3.86m)



UPVC double-glazed window to front. Understairs storage cupboard. Laminate flooring. Radiator. Opening through to extended living/dining/kitchen.



Living/Dining/Kitchen 21'1" x 13'1" max (6.43m x 3.99m max)



UPVC double-glazed window to rear. UPVC double-glazed French doors to rear. Two double-glazed skylights to ceiling. Fitted with a range of wall and floor mounted units with worktops and sink inset. Electric oven. Induction hob with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Laminate flooring. Two vertical radiators.



Utility/WC



Cupboard housing re-fitted gas central heating boiler. Space and plumbing for washing machine with worktop over. WC. Wash hand basin over storage unit. Heated towel rail. Extractor fan. Laminated flooring.



Service without compromise

First Floor Landing



Loft access hatch. Linen cupboard.

Bedroom One 12'1" x 8'7" (3.68m x 2.62m)



UPVC double-glazed window to front with rural views. Radiator.



Bedroom Two 11'0" x 8'9" (3.35m x 2.67m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 9'2" x 6'8" (2.79m x 2.03m)



UPVC double-glazed window to front with rural views. Radiator.

Bathroom 6'6" x 5'8" (1.98m x 1.73m)



Opaque UPVC double-glazed window to rear. Re-fitted white suite comprising WC, wash hand basin over storage unit and P-shaped shower bath with shower over and glazed shower screen. Extractor fan. Tiled walls. Tiled flooring.



Front



Two car driveway.

Rear Garden



Courtyard style mainly laid to block paving. Timber shed/summerhouse. Gated rear access leading out to a pleasant lawned communal green beyond and the block of garages beyond that.

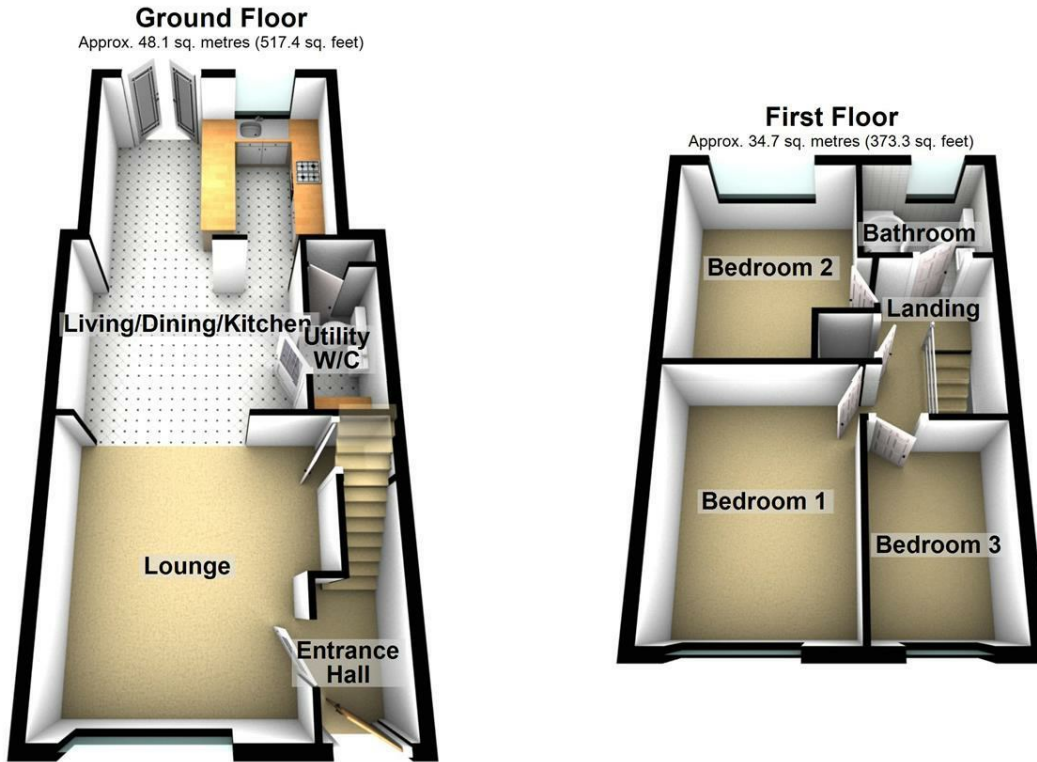


Garage



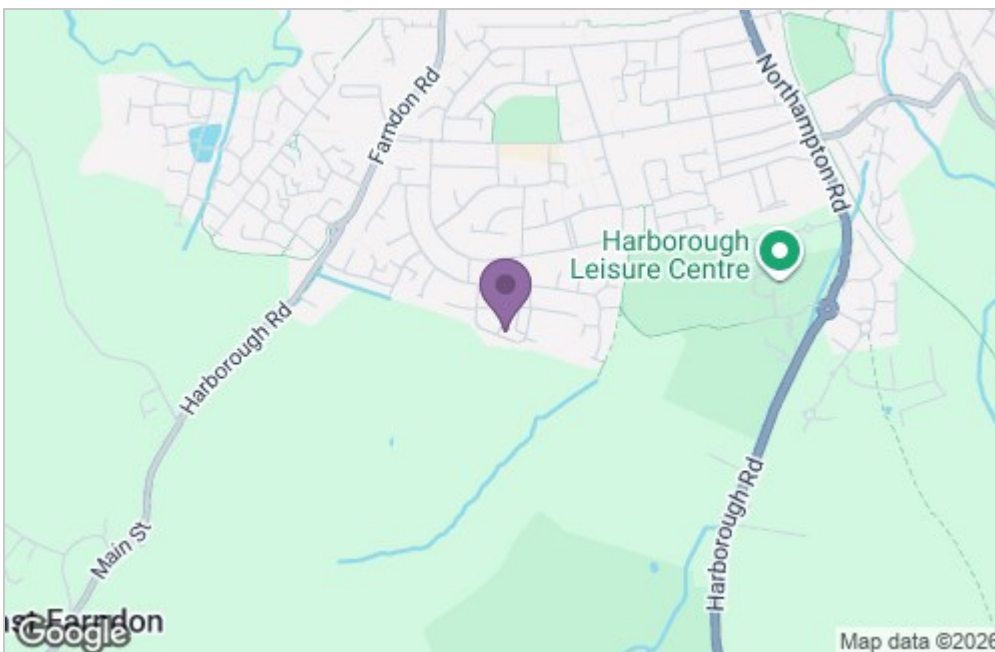
Single garage in block with up and over vehicle access door.

Floor Plan

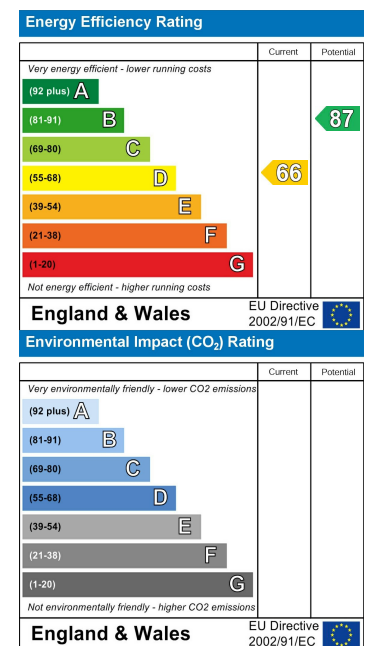


Total area: approx. 82.8 sq. metres (890.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise