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8 Fernfield Close, Market Harborough, LE16 7XW









Offers Invited £575,000

With a two storey extension to the front of the property, this already spacious detached property now offers accommodation in excess of 2,000 square feet (not including the garage) which must be seen in person to be appreciated. It sits in the very far corner of a pleasant cul-de-sac not far from the highly regarded Meadowdale Primary school and with easy access to Market Harborough's train station with direct links to London St Pancras. The property also enjoys a generous corner plot facing a Southerly direction with landscaped gardens, double driveway and double garage. Inside, accommodation is very well presented and briefly comprises; entrance hall, ground floor WC, kitchen/diner, utility room, study/family room, lounge, conservatory, four double bedrooms, two en-suites and family bathroom.

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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 side lights. Understairs cloaks cupboard. Alarm control panel. LVT flooring. Radiator.

Lounge 22'0" plus bay x 12'9" (6.71m plus bay x 3.89m)



UPVC double-glazed bay window to front. Open fire inset to marble back panel and hearth with timber mantle piece over. Two radiators. UPVC double-glazed patio doors to conservatory.



Conservatory 11'8" x 10'6" (3.56m x 3.20m)



Brick base. UPVC double-glazed French doors leading out to the rear garden. Polycarbonate roof. Inflatable hot tub and associated heating and pump system included in the sale if requested.

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Study/Family Room 18'4" x 12'3" max / 9'5" min (5.59m x 3.73m max / 2.87m min)



Two UPVC double-glazed windows. Spotlights to ceiling. Fitted desk, drawer and shelving units. Radiator.



Kitchen/Diner 21'7" x 17'0" max / 10'4" min (6.58m x 5.18m max / 3.15m min)



Two UPVC double-glazed windows to rear and one to side. UPVC double-glazed rear entrance door and windows arranged in a bay formation to the garden. Fitted range of wall and floor mounted units. Stainless steel one and a half bowl sink. Electric double oven. Gas hob with extractor hood over. Space for free standing dishwasher, fridge and freezer (all to be included if requested). LVT flooring. Radiator.



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Utility Room 6'3" x 5'9" (1.91m x 1.75m)



Double-glazed side entrance door. Floor mounted units with roll edge work tops over and stainless steel sink. Space and plumbing for washing machine (can stay if requested). Wall mounted Worcester gas central heating boiler. Radiator.

Ground Floor WC



Opaque UPVC double-glazed window. WC. Wash hand basin over storage unit. LVT flooring. Radiator.

Landing



UPVC double-glazed window. Airing cupboard. Loft access hatch with pull down ladder to part boarded loft space. Radiator.

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Master Bedroom 12'9" x 10'6" to wardrobe doors (3.89m x 3.20m to wardrobe doors)



Two UPVC double-glazed window to rear. Two built in wardrobes. Radiator.



Master En-Suite 10'5" x 8'1" max (3.18m x 2.46m max)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin over storage unit. Panelled bath and double width shower cubicle with power shower. Tiled walls. Tiled flooring. Heated towel rail.

Bedroom Two 11'9" x 100" (3.58m x 30.48m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

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En-Suite Two 8'1" max into shower cubicle x 5'6"
(2.46m max into shower cubicle x 1.68m)



Opaque UPVC double-glazed window. WC. Wash hand basin over storage unit. Shower cubicle. Part tiled walls. Tiled floor. Extractor fan. Heated towel rail.



Bedroom Three 17'4" x 12'4" (5.28m x 3.76m)



Two double-glazed skylights to feature vaulted ceiling. Two UPVC double-glazed windows. Radiator.



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Bedroom Four 11'1" x 9'3" to wardrobe doors (3.38m x 2.82m to wardrobe doors)



Two UPVC double-glazed windows to front. Built in wardrobes. Radiator.



Family Bathroom 7'2" x 5'7" (2.18m x 1.70m)



Opaque UPVC double-glazed window. WC. Wash hand basin over storage unit. Panelled bath with built in power shower and glazed shower screen. Extractor fan.

Front



To the front of the property is a pleasant front garden with double width tarmac driveway leading to the double garage. Gated access through to the rear garden.

Double Garage 17'9" x 16'4" max internal measurements (5.41m x 4.98m max internal measurements)

Two up and over doors (one currently bolted shut but can be reinstated with necessary parts included if required). Double-glazed rear entrance door. Power and light connected.

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Rear Garden





Facing approximately a Southerly direction and mainly laid to lawn with paved patio area, a variety of well stocked plant beds and borders. Additional garden area suitable for a vegetable patch. Water point. Timber shed. Gated side access leading back to the front of the property.





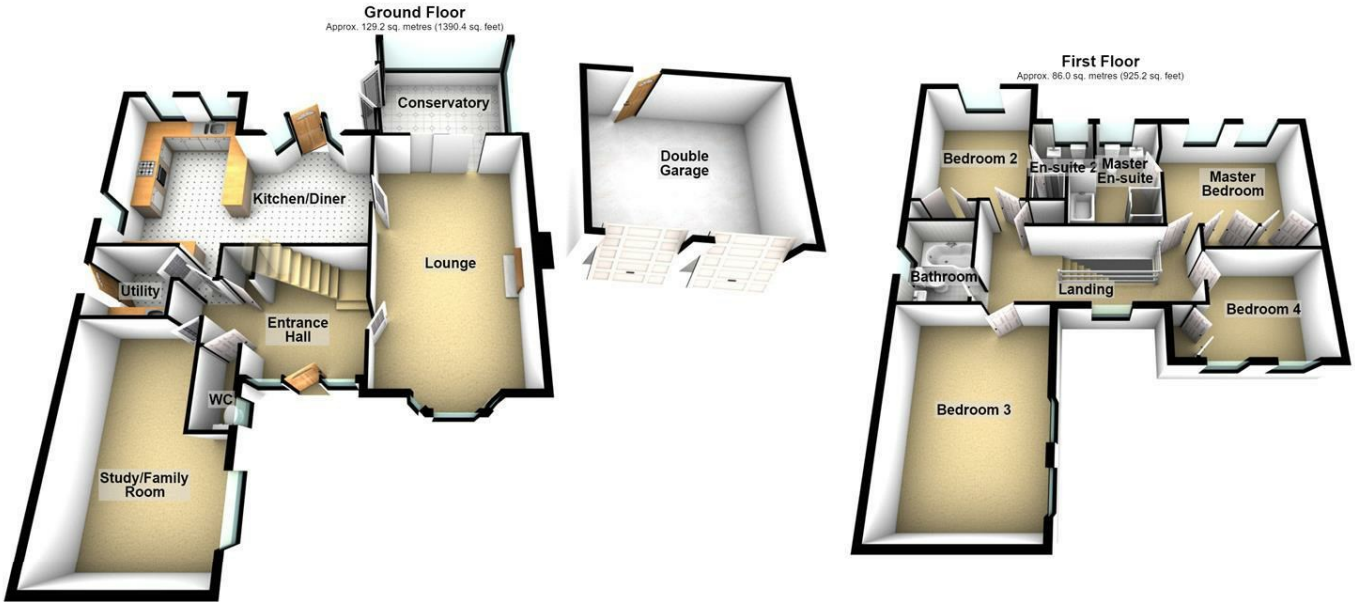
Note for Prospective Buyers

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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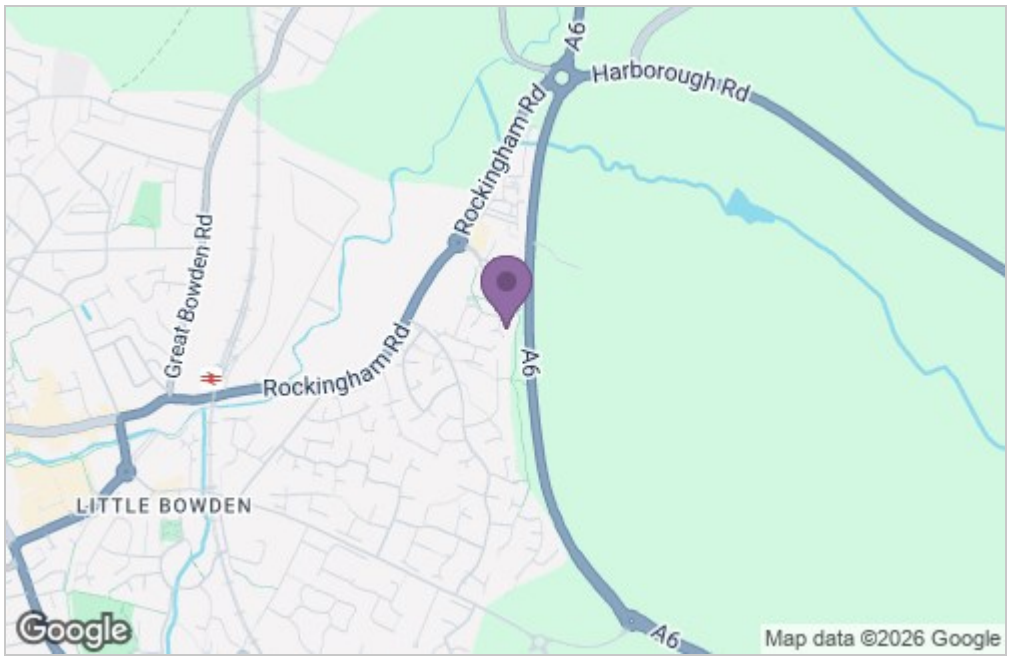
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Floor Plan

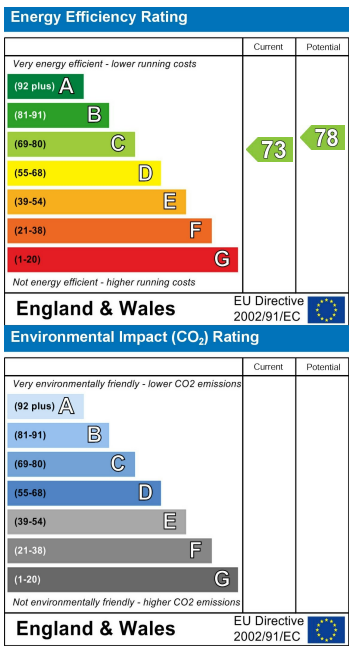


Total area: approx. 215.1 sq. metres (2315.6 sq. feet)

Area Map



Energy Efficiency Graph



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