



Coleridge Way, Market Harborough **Freehold** £295,000

**Pattison  
Lane**

# Key Features

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- Three Bedroom Semi-Detached Family Home
- Spacious Living Room
- Modern Kitchen / Dining Room
- Four-Piece Family Bathroom
- Enclosed South Facing Rear Garden

Welcome to the market, this modern three-bedroom semi-detached home, beautifully maintained and styled throughout. Occupying a sought-after position near the top of Kettering Road, placing the vibrant heart of Market Harborough within easy reach.

This home offers a seamless blend of contemporary design and everyday comfort.



The Ground Floor living offers a welcoming entrance hall opens into a light-filled dual-aspect living room, a convenient downstairs guest cloakroom, and a contemporary open-plan kitchen/dining room designed for both daily meals and easy entertaining.

The first-floor features three well-proportioned bedrooms alongside a surprisingly spacious family bathroom, complete with a premium four-piece suite including a separate shower and bathtub.

The property benefits from a sunny, south-facing rear garden with a paved patio area, ideal for summer dining and two private side-by-side parking spaces directly to the front.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 14'11 x 12' (4.54m x 3.65m)

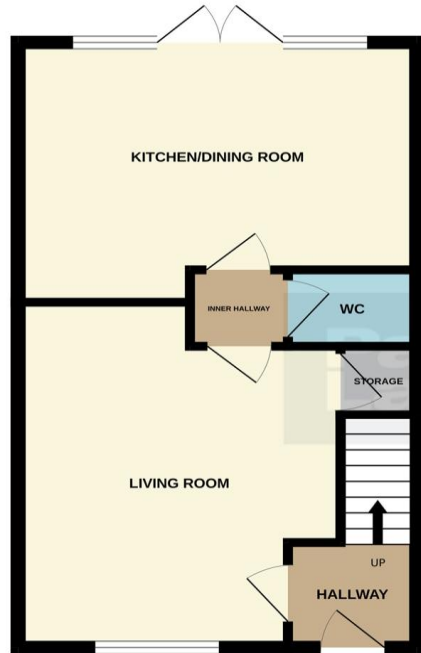
INNER HALL

CLOAKROOM

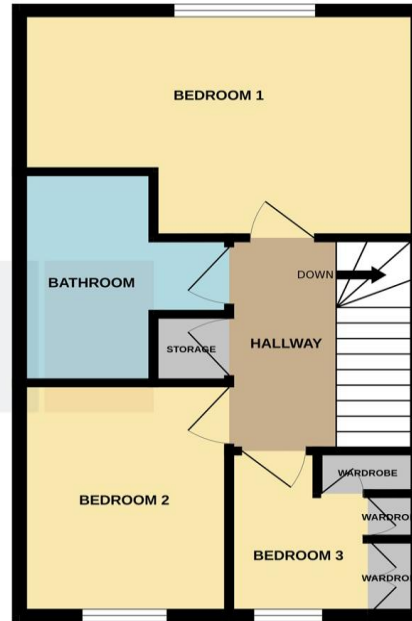
KITCHEN / DINING ROOM 15'6 x 8'9 (4.72m x 2.66m)



GROUND FLOOR



1ST FLOOR



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## FIRST FLOOR LANDING

BEDROOM ONE 15'3 x 9' (4.64m x 2.74m)

BEDROOM TWO 10'3 x 8'2 (3.12m x 2.48m)

BEDROOM THREE 6'11 x 4'11 plus wardrobes (2.10m x 1.49m)

BATHROOM 9'4 x 5'7 (2.84m x 1.70m)

OUTSIDE

FRONT GARDEN

PARKING FOR TWO

REAR GARDEN

AGENTS NOTE:

Annual Management Charge - £190.00

To view this property call Pattison Lane on:  
**01536 430527**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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