

59 Tungstone Way, Market Harborough, LE16 9GA



£300,000

Impossible to comprehend until you've studied our three dimensional floor plan, this wonderfully quirky three storey, four bedroomed, three bath-roomed, two reception-roomed semi offers an unbeatable amount of space for its asking price and must be seen by anybody requiring fantastic space on a reasonable budget. Located on the popular Tungstone Way development of Market Harborough, it offers easy access into the town centre or out of town towards the A14/M6 junction or Northampton beyond. Accommodation has been beautifully maintained by its current owners and to the ground floor comprises entrance hallway, lounge, dining room, WC and kitchen with utility area off. To the middle floor there is a landing, three bedrooms, master en-suite shower room and family bathroom, and to the top floor there is a fourth guest room with additional en-suite shower room. Outside there are extremely well presented front and rear gardens, driveway for two cars and a single garage.

Service without compromise

ADAMS & JONES

Entrance Hallway



Double-glazed front entrance door. UPVC double-glazed window to front. Cloaks cupboard. Radiator.

Lounge 15'1" x 10'7" (4.60m x 3.23m)



UPVC double-glazed bay window to front. UPVC double-glazed French doors to rear. Electric stove style fire. Laminate floor. Two radiators.



Dining Room 9'4" x 8'3" (2.84m x 2.51m)



UPVC double-glazed bay window to front. Laminate floor. Radiator.

Service without compromise

Kitchen 11'7" x 8'1" (3.53m x 2.46m)



UPVC double-glazed window to rear. Fitted range of wall and floor mounted units. Electric double oven. Gas hob with extractor hood. Space and plumbing for dishwasher. Space for fridge/freezer. Cupboard housing refitted gas central heating boiler. Radiator. Opening through to utility area.



Utility Area 6'2" x 5'4" (1.88m x 1.63m)



Double-glazed rear entrance door to garden. Space and plumbing for washing machine with worktop over. Pantry cupboard.

Ground Floor WC



WC. Wash hand basin over storage unit. Radiator.

First Floor Landing



UPVC double-glazed window to rear. Loft access hatch. Airing cupboard. Radiator.

Master Bedroom 13'3" max / 10'2" min x 11'7" (4.04m max / 3.10m min x 3.53m)



UPVC double-glazed window to front. Fitted wardrobes. Radiator.



Master En-Suite 8'1" x 4'0" (2.46m x 1.22m)



WC. Wash hand basin over storage unit. Shower cubicle. Heated towel rail. Extractor fan. Half tiled walls.



Bedroom Four 11'8" max to point x 8'7" (3.56m max to point x 2.62m)



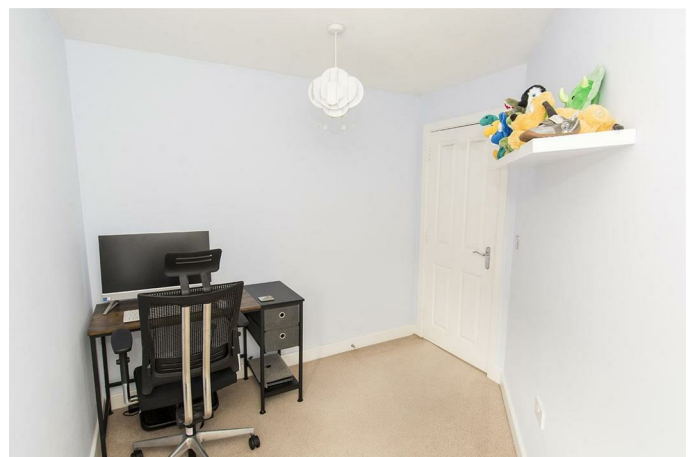
Bedroom Three 9'8" x 8'6" (2.95m x 2.59m)



UPVC double-glazed window to front. Walk in wardrobe. Radiator.



UPVC double-glazed window to front. Radiator.



Family Bathroom 6'6" x 6'2" (1.98m x 1.88m)

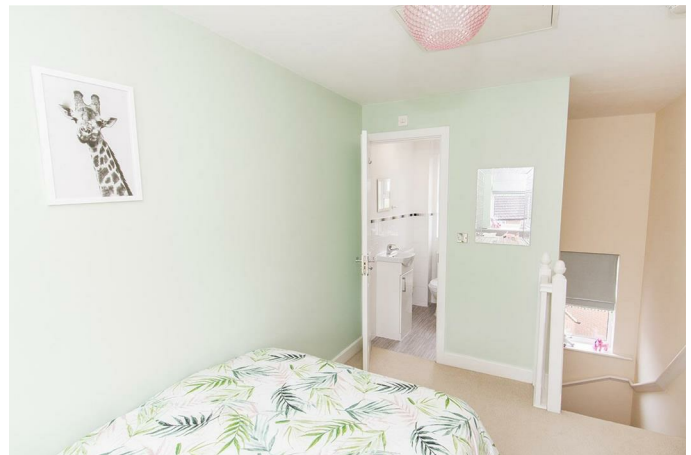


Opaque UPVC double-glazed window to rear. WC. Wash hand basin over drawer unit. Panelled bath with shower mixer tap. Half tiled walls. Heated towel rail.

Second Floor Bedroom Two 11'9" x 8'2" (3.58m x 2.49m)



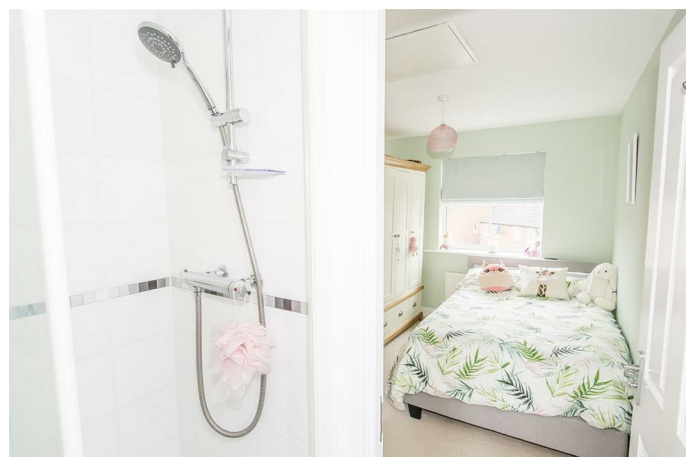
UPVC double-glazed window to front. Loft access hatch. Radiator.



Guest En-Suite Two



Opaque UPVC double-glazed window to rear. WC. Wash hand basin over storage cupboard. Shower and shower cubicle. Half tiled walls. Extractor fan. Radiator.



Front



Gravelled front gardens with paved pathway to front entrance door. Two car tarmacked driveway leading to the garage. Gated side access leading through to rear garden.

Garage 18'1" x 8'7" max internal measurements (5.51m x 2.62m max internal measurements)



Up and over vehicle access door. Power and light connected.

Rear Garden



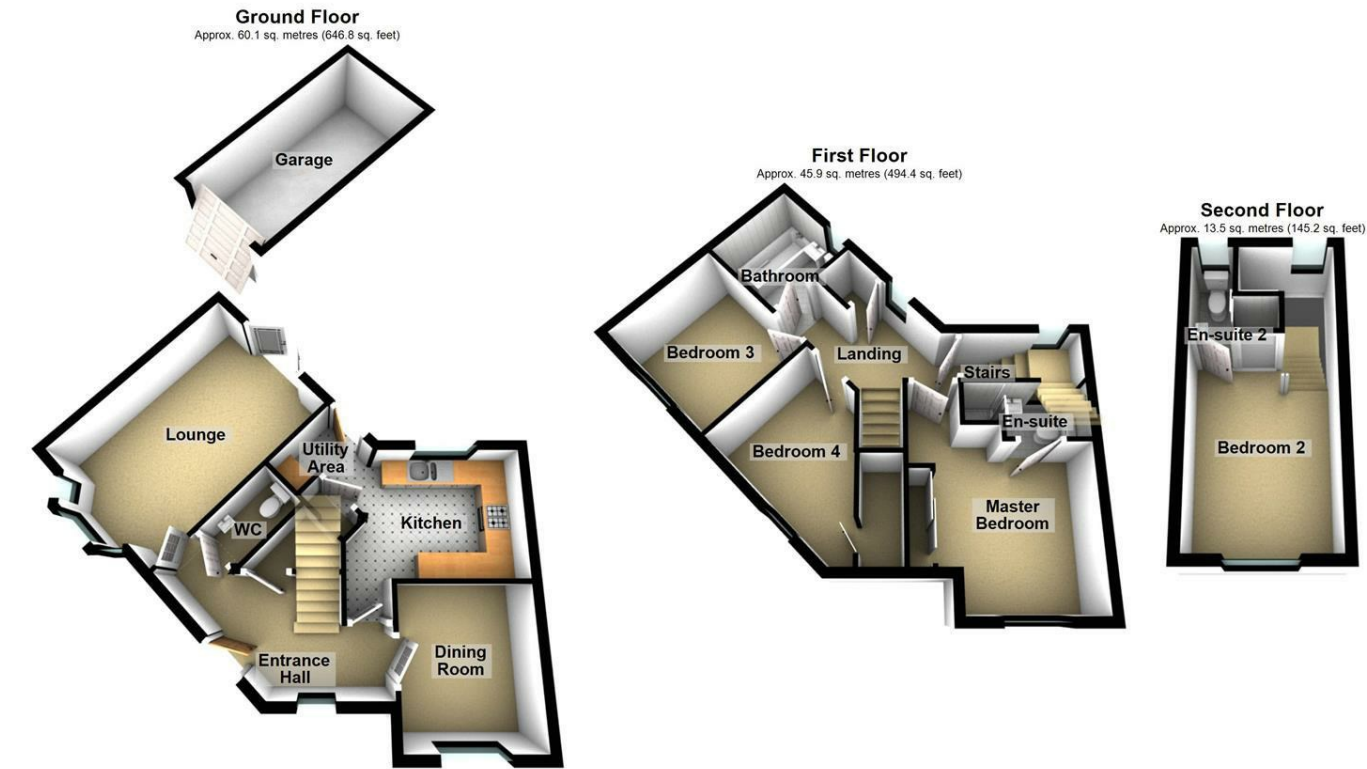
Timber decked area with timber pergola over. Paved area. Well stocked plant beds. Water point.



Note For Prospective Buyers

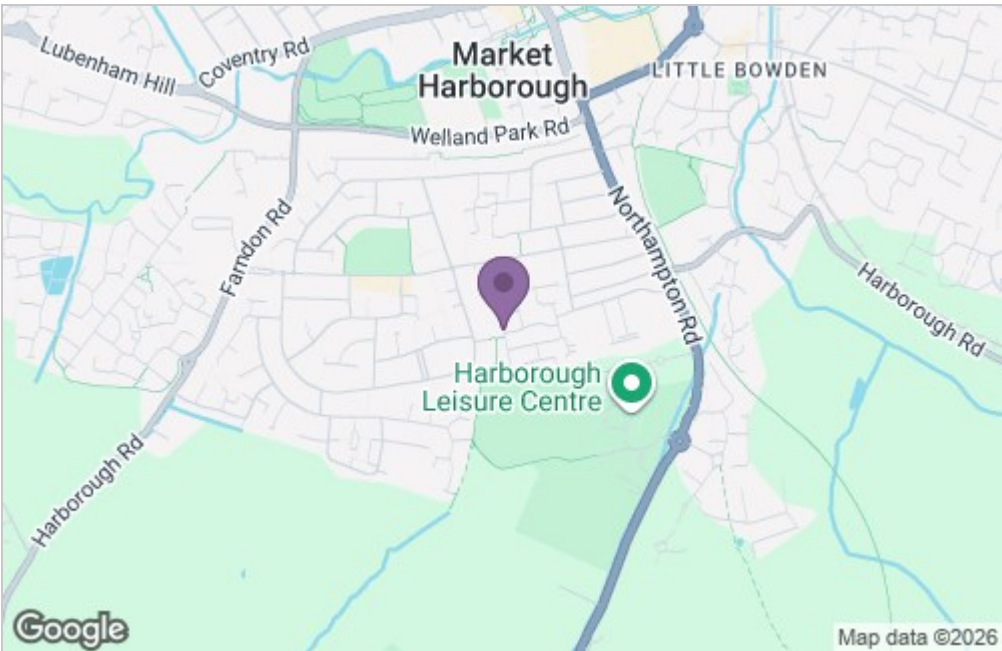
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

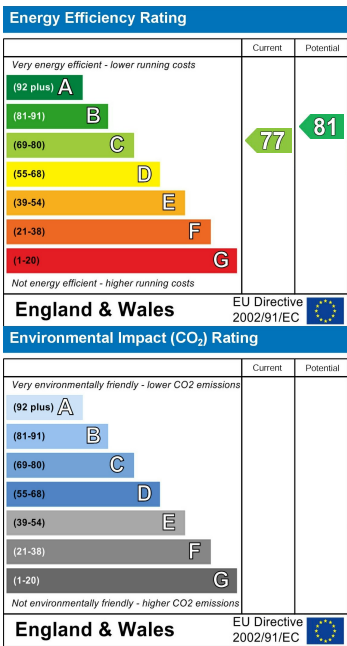


Total area: approx. 119.5 sq. metres (1286.4 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise