



27 Arden Way, Market Harborough
Guide Price £290,000

**ANDREW
GRANGER & CO**



27 Arden Way

Market Harborough, Market Harborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 3 Bedroom Semi Detached Family Home
- Driveway For Multiple Cars Plus Garage
- Front and Rear Gardens
- Modern White Gloss Kitchen With Tiled Splashback
- Downstairs Bathroom With Upstairs WC
- Wardrobes / Storage To All Bedrooms
- Gas Central Heating With Additional Gas Fire
- Recently Refurbished Bathrooms



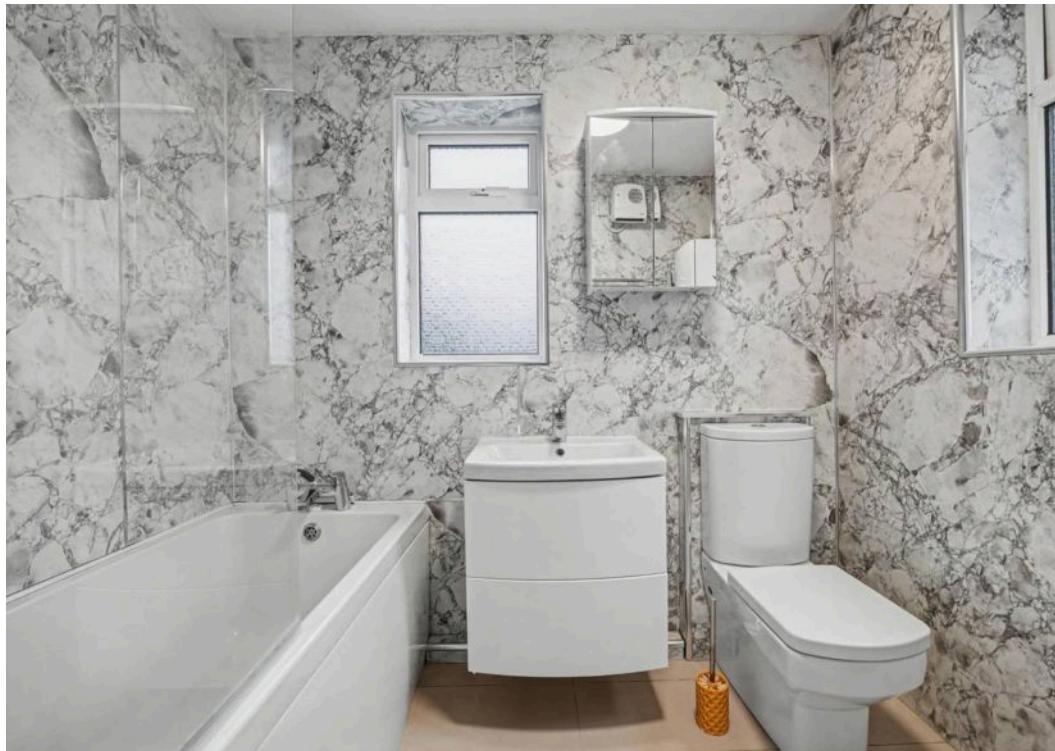


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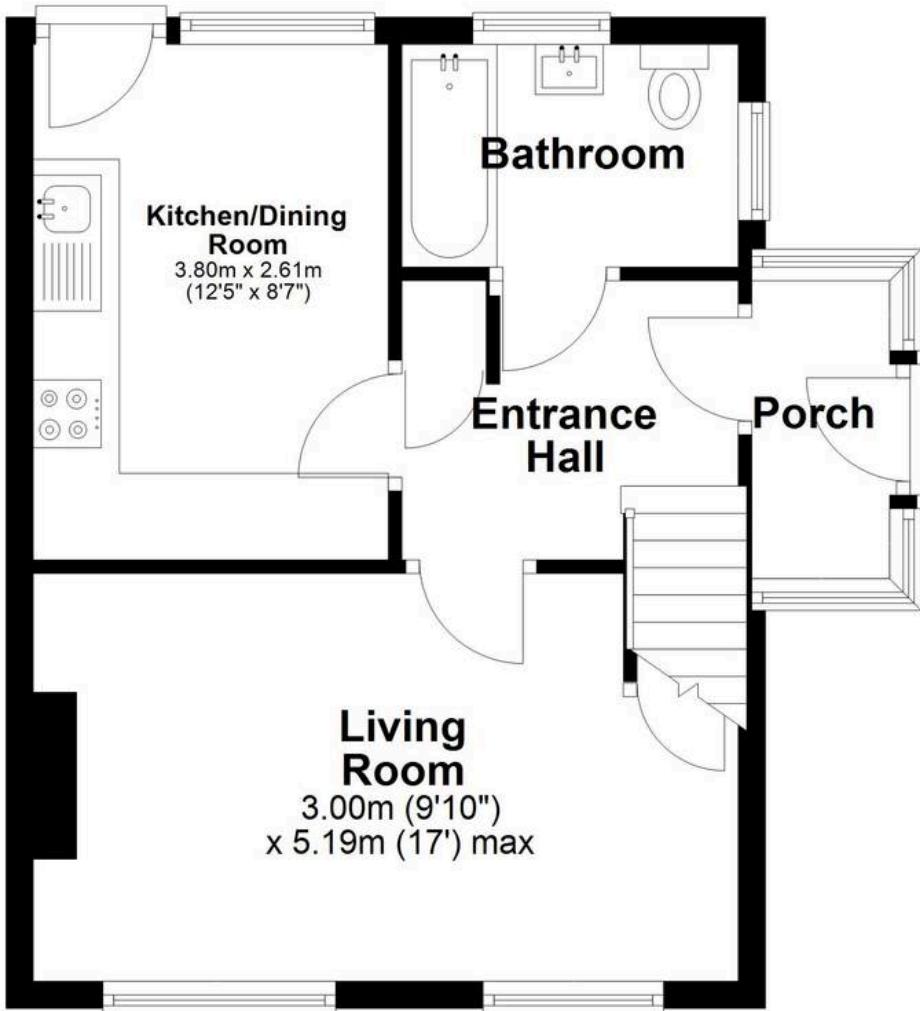
This beautifully presented three bedroom semi detached family home offers spacious and versatile living accommodation, making it ideal for growing families or those seeking extra space to entertain. The property has been thoughtfully maintained and features a bright and welcoming entrance hall that leads to a generous lounge with a feature gas fire, perfect for relaxing evenings. The modern white gloss kitchen is equipped with ample storage, some integrated appliances, and a tiled splashback, creating a contemporary space for cooking and dining. The ground floor also benefits from a recently refurbished bathroom with high quality fittings, while an upstairs WC adds further convenience. Each of the three well-proportioned bedrooms includes built-in wardrobes or storage solutions, ensuring clutter-free living. Gas central heating throughout the home provides comfort year-round. The property is finished to a high standard, ready for immediate occupation.

Externally, the home is set back from the road and boasts a private driveway with space for multiple vehicles, as well as a detached garage for secure parking or additional storage. The front garden is attractively landscaped, offering kerb appeal and a pleasant outlook. To the rear, a generous garden provides an ideal setting for children to play, summer barbeques, or simply unwinding after a busy day. The outdoor space is mainly laid to lawn with established borders and a patio area. This property is conveniently located close to local amenities, schools, and transport links, making it a superb choice for families and commuters alike.



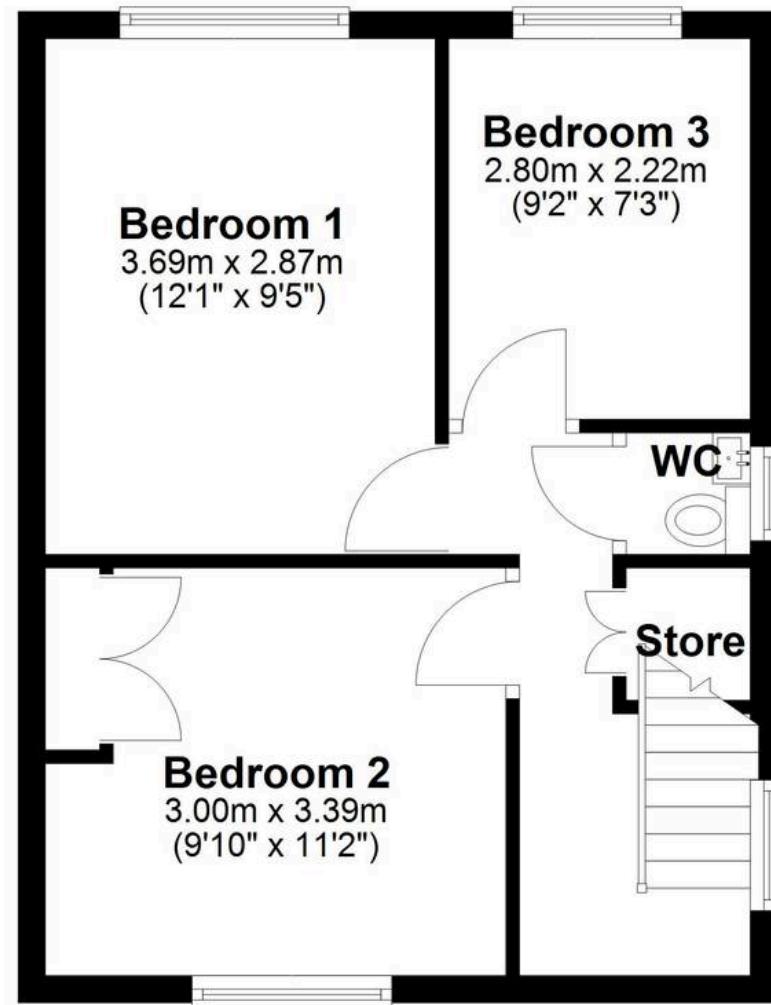
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Andrew Granger & Co (Part of Sheldon Bosley Knight)

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