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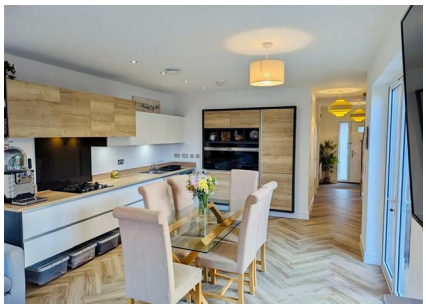
Service without compromise

30 Steeplechase Way, Market Harborough, LE16 9FY



Offers Over £500,000

With its attractive double bay fronted facade, spacious high specification accommodation and an impressive 18'0" x 13'8" timber garden/games room, this property offers more than first meets the eye and must be seen in person to be appreciated fully. It sits on the ever popular Farndon Fields development in a pleasant corner position and is convenient for Market Harborough's vast range of local amenities. Accommodation briefly comprises; entrance hallway, living/dining/kitchen with bi-fold doors, bay fronted lounge, bay fronted study/play room, utility/WC, landing, four bedrooms, master en-suite and family bathroom. Outside there is an oversized single garage, driveway for at least two cars, a lawned rear garden of a good size and its aforementioned timber garden/games room.

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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 Hall

Double-glazed front entrance door and sidelight. LVT flooring. Radiator.

Living/Dining/Kitchen 20'6" x 12'4" (6.25m x 3.76m)

UPVC double-glazed window to rear. Aluminium framed double-glazed bi-fold doors to side. Fitted with a range of contemporary wall and floor mounted kitchen units with work tops over. Gas four ring hob with extractor hood over. Electric oven and built in microwave oven. Integrated fridge/freezer and dishwasher. Understairs storage cupboard. LTV flooring. Two radiators.

Lounge 21'7" max into bay window x 11'7" (6.58m max into bay window x 3.53m)

UPVC double-glazed French doors to rear. Two UPVC double-glazed windows to the side. UPVC double-glazed bay window to the front. Two radiators.

Study/Playroom 9'3" x 9'1" max into bay window (2.82m x 2.77m max into bay window)

UPVC double-glazed bay window to front. LTV flooring. Radiator.

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Utility/Ground Floor WC 9'3" x 6'2" (2.82m x 1.88m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin. Space and plumbing for washing machine with work top over and stainless steel sink inset. Tiling to water sensitive areas. LTV flooring. Radiator.

Landing

UPVC double-glazed window to rear. Loft access hatch. Double width cupboard housing gas fired combination central heating boiler. Radiator.

Master Bedroom 19'4" max / 11'0" min x 9'1" max / 3'9" min (5.89m max / 3.35m min x 2.77m max / 1.14m min)

UPVC double-glazed windows to front and rear aspects. Fitted wardrobes. Radiator.

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Master En-Suite 8'1" x 4'5" (2.46m x 1.35m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin over drawer unit. Walk in shower cubicle. Tiles to walls. Walk in cupboard. Heated towel rail. LVT flooring.

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Bedroom Two 10'4" into wardrobe doors x 9'9" (3.15m into wardrobe doors x 2.97m)

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

Bedroom Three 9'9" x 9'3" (2.97m x 2.82m)

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

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Bedroom Four 9'8" x 6'3" (2.95m x 1.91m)

UPVC double-glazed window to front. Radiator.

Family Bathroom 7'2" x 5'5" (2.18m x 1.65m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin over drawer unit. Panelled bath with feature tiled splash backs and glazed screen. LVT flooring. Heated towel rail.

Front

Driveway for at least two cars leading to garage.

Garage 20'3" x 10'5" (6.17m x 3.18m)

Up and over vehicle access door. UPVC double-glazed side entrance door into rear garden. Power and light connected.

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Rear Garden

Mainly laid to lawn with paved patio area. Enclosed partly by wall, partly by timber fencing with gated side access.

Garden/Games Room 18'0" x 13'8" (5.49m x 4.17m)

Timber construction with two double-glazed windows and double-glazed doors. Power and light connected.

Rear Aspect

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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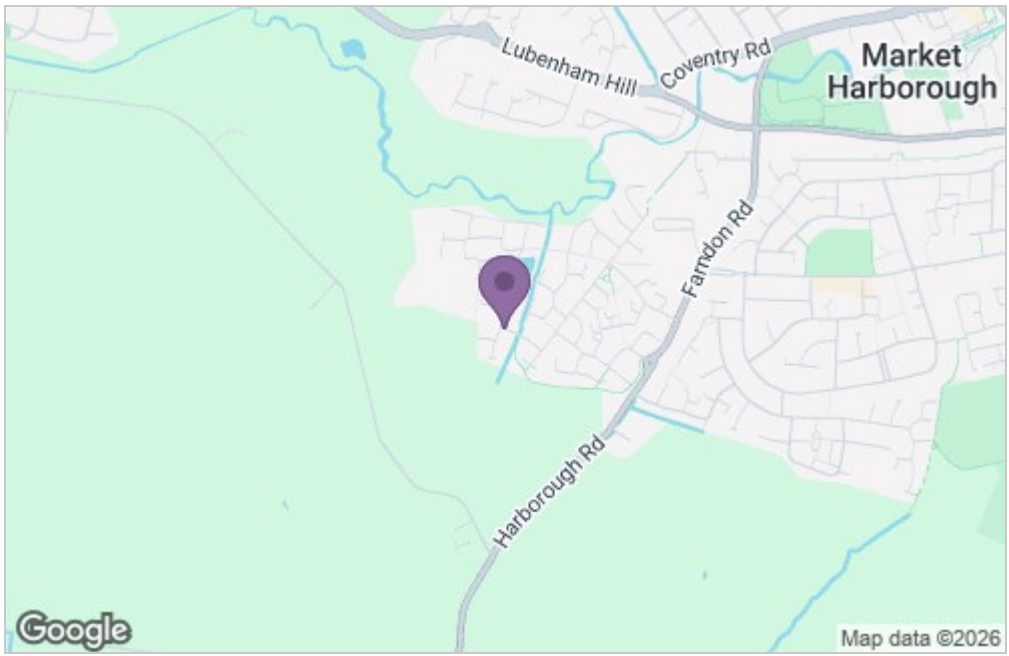
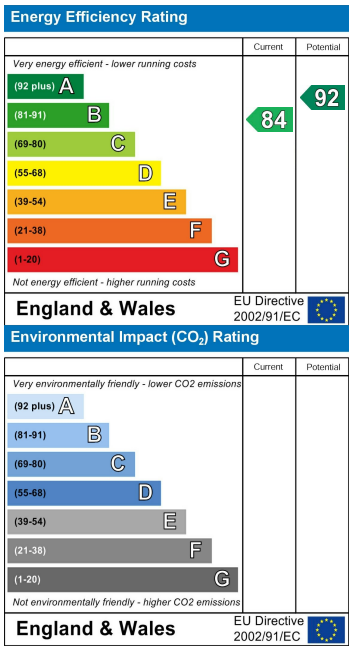
Floor Plan

Total area: approx. 174.1 sq. metres (1873.7 sq. feet)

Area Map



Energy Efficiency Graph



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