

50 Coleridge Way, Market Harborough, LE16 8FL



Offers Over £305,000

An attractive Davidson's built semi-detached three bedroom property only approximately four years old, located on a highly regarded development at the top end of Kettering Road in Market Harborough town. Very nicely presented accommodation briefly comprises entrance hall, lounge, ground floor WC and kitchen/diner. The first floor comprises landing, three bedrooms and a large bathroom with a luxurious four-piece suite. Outside there are two parking spaces in front of the house and an attractive south-facing garden to the rear.

Entrance Hall



Double-glazed front entrance door. Radiator. Stairs to first floor landing. Door through to lounge.

Lounge 14'9" x 12' (4.50m x 3.66m)



UPVC double-glazed window to front. Understairs storage cupboard. Two radiators.



Ground Floor WC



WC. Wash hand basin. Extractor fan. Radiator.

Kitchen/Diner 15'3" x 11'1" (4.65m x 3.38m)



Fitted with a range of wall and floor mounted units. Electric oven. Gas hob with extractor hood over. Sink. Space for fridge/freezer. Space and plumbing for washing machine. Radiator. UPVC double-glazed French doors with side lights to rear.



Landing

Airing cupboard housing shelving. Loft access hatch. Radiator.

Bedroom One 15'2" x 9' (4.62m x 2.74m)



UPVC double-glazed window to rear. Radiator.



Bedroom Two 10'4" x 7'9" (3.15m x 2.36m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 6'9" max into wardrobes x 6'8" (2.06m max into wardrobes x 2.03m)



UPVC double-glazed window to front. Fitted wardrobes and shelving to recess. Radiator.



Bathroom 9'5" max x 8'1" max (2.87m max x 2.46m max)



Opaque UPVC double-glazed window to side. Four-piece bathroom suite comprising WC, wash hand basin, shower cubicle and panelled bath. Extractor fan. Radiator.



Front



To car spaces located opposite in front of the property. Side entrance gate leading through to the rear garden.

Rear Garden



Facing a southerly direction. Mainly laid to lawn. Paved patio. Hard standing for shed.



Rear Aspect



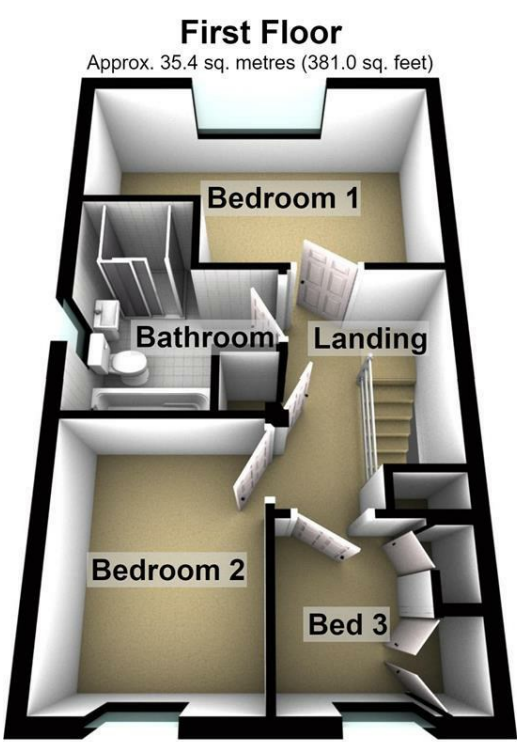
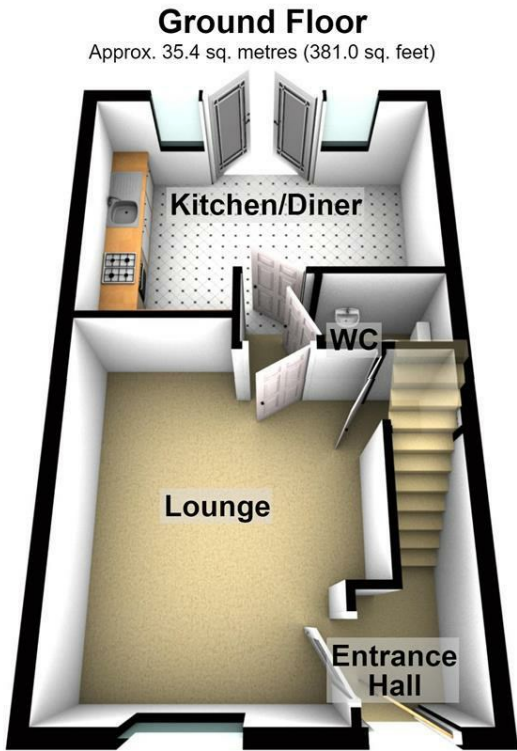
Maintenance Fee

As with the majority of recently built developments, there is a maintenance charge, currently in the region of £200 per year (to be confirmed by solicitors throughout the legal process).

Note For Prospective Buyers

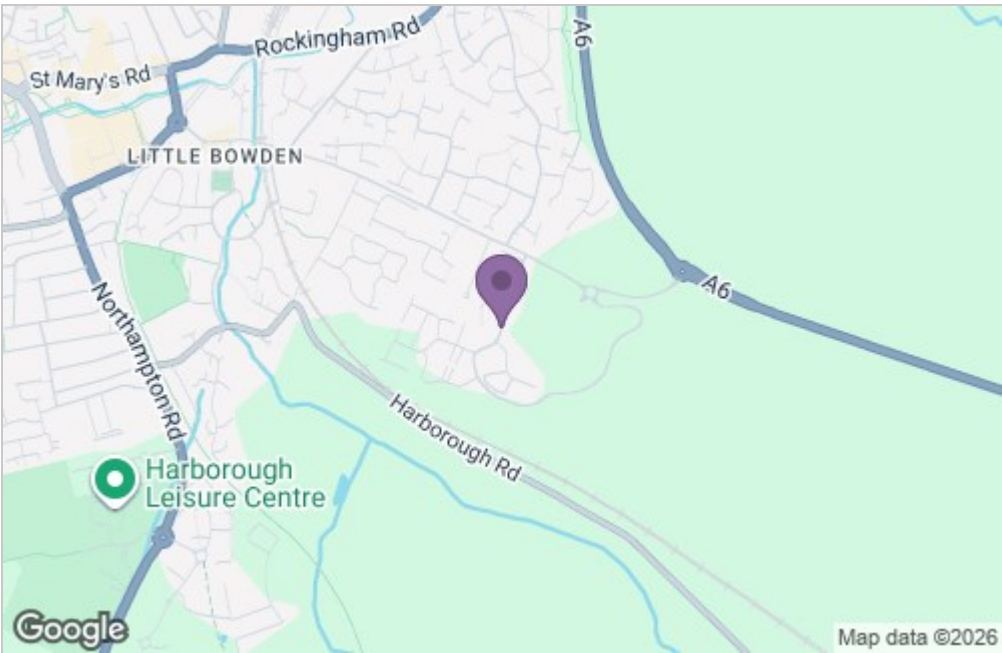
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

Area Map



Energy Efficiency Graph

