

## 25 Wartnaby Street, Market Harborough, LE16 9BD



**£300,000**

Well located in an established and sought after area of this popular market town is this traditional 1930's semi detached home. The property has double glazing and a central heating system, but the back boiler is out of commission and the property requires some updating. This is reflected within the asking price and as such represents a fantastic opportunity for a buyer wishing to put their own stamp on this lovely home.

The accommodation briefly comprises: Storm porch, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and shower room.

The private garden is a particular feature extending approximately 100' in length and there is a detached garage (without vehicle access).

The property is offered with the added benefit of no upward chain.

*Service without compromise*

## Storm Porch

Open arched access. Opaque double-glazed door to entrance hall.

## Entrance Hall



Two opaque double-glazed windows to front elevation. Radiator. Stairs rising to first floor with under-stairs storage space. Doors to rooms.

**Lounge 10'10" x 10'10" plus bay window (3.30m x 3.30m plus bay window)**



Double-glazed bay window to front elevation. Radiator. Log effect fitted electric fire. Television point. Opaque glazed double doors to Dining Room.

## (Lounge Photo Two)



**Dining Room 14'7" x 10'10" (4.45m x 3.30m)**



Double-glazed window to rear elevation. Cast iron wood burning stove with stone surround. Timber fronted fitted base unit. Television point. Door to hall.

(Dining Room Photo Two)



(Kitchen Photo Two)



Kitchen 8'4" x 5'10" (2.54m x 1.78m)



Double-glazed window to rear elevation. Fitted light oak effect base and wall units. Laminated work surfaces with complementary tiled splash-backs. Stainless steel single sink and drainer. Fitted oven and four-ring electric hob with extractor hood over. Space and point for under-counter fridge. Space and plumbing for automatic washing machine. Opaque double-glazed door leading outside.

Landing

Timber balustrade. Opaque double-glazed window to side elevation. Access to loft space. Doors to rooms.

Bedroom One 11'11" x 9'0" (3.63m x 2.74m)



Double-glazed window to rear elevation. Radiator. Television point. Airing cupboard housing lagged hot water tank.

## Bedroom Two 10'10" x 10'10" (3.30m x 3.30m)



Double-glazed window to front elevation. Two fitted double wardrobes with sliding doors. Radiator.

## Bedroom Three 8'6" x 7'9" (2.59m x 2.36m)



Double-glazed window to rear aspect. Radiator. Television point.

## Shower Room



Shower cubicle with mains shower fitment. Pedestal wash hand basin and low-level WC. Complementary tiling. Radiator. Fitted shelved bathroom cabinet. Opaque double-glazed window.

## (Shower Room Photo Two)



## Front

To the front of the property is a small walled area with a block paved narrow side driveway access via wrought iron gates. Two further sets of high timber gates leading to rear garden and garage.

Garage 15'11" x 8'9" (4.85m x 2.67m)



Up and over vehicle access door. Power and light connected. Opaque double-glazed windows to rear and side elevations. Fitted work bench. Electric bar heater.

## Rear Garden



Approximately 100' in length. Laid mainly to lawn with gravelled and herbaceous beds. Concrete and paved pathways. Enclosed by timber lap fencing. Timber garden store with bin store area behind.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Aspect Photo)



Note for Prospective Buyers

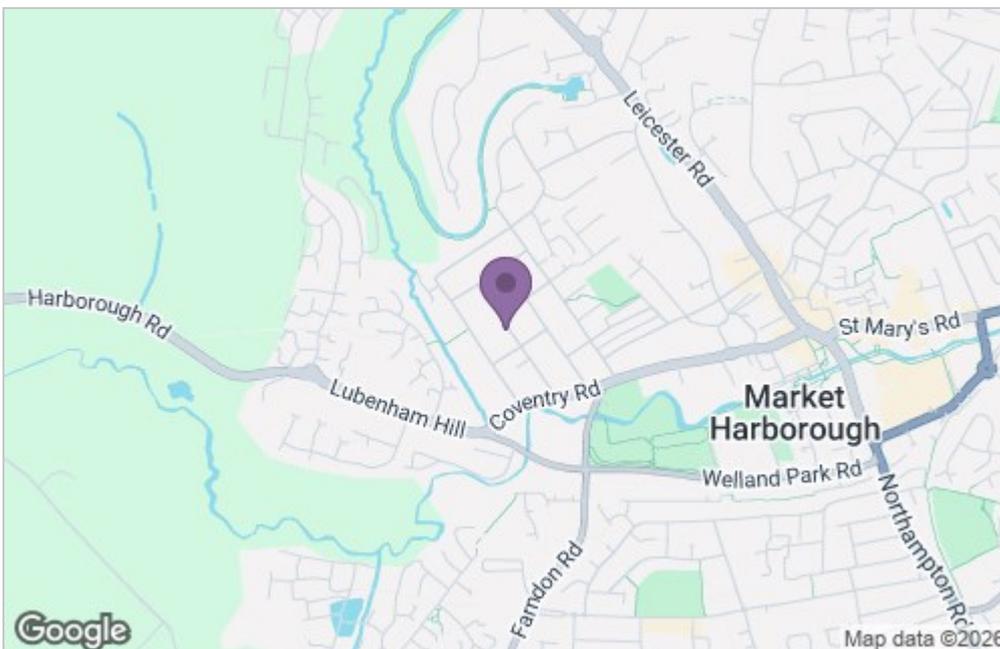
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

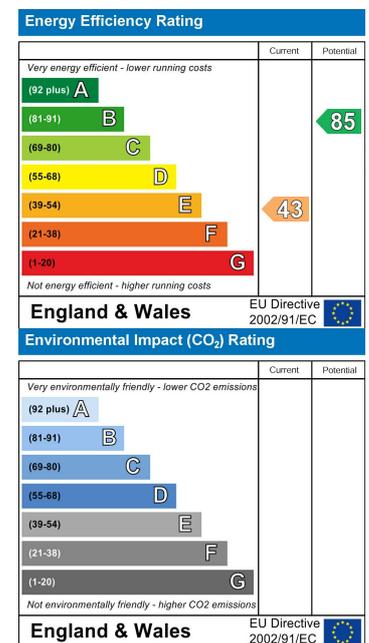


Total area: approx. 88.4 sq. metres (951.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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