

## 74 Middlebrook Green, Market Harborough, LE16



**£375,000**

Middlebrook Green is a unique and highly desirable development, with properties arranged around an attractive central green. It is ideally located just a five-minute walk from Market Harborough train station, offering direct links to London St Pancras. This spacious and well-presented home is arranged over three storeys and benefits from a converted garage and a high-specification conservatory with bi-fold doors opening onto the rear garden. The ground floor comprises an entrance hallway, WC, kitchen, lounge/diner, conservatory, study and utility room. To the first floor, there are two generous double bedrooms and a family bathroom. The second floor features an impressive master suite, including a spacious bedroom, dressing room and en-suite. Externally, the property offers a two-car driveway to the front and a pleasant, well-maintained rear garden.

*Service without compromise*

## Entrance Hall

Composite double-glazed front entrance door. Cloaks cupboard. Alarm control panel. Radiator.

## Ground Floor WC



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Tiled splash backs. Tiled flooring. Radiator.

## Lounge/Diner 16'5" x 13'4" (5.00m x 4.06m)



Electric fire inset to polished stone fireplace with timber mantelpiece over. Spotlights to ceiling. Radiator. UPVC double-glazed French doors with side lights to conservatory.

## Conservatory 10'7" x 7'2" (3.23m x 2.18m)



Brick base with UPVC double-glazed windows, double glazed roof and bi-folding doors to the rear garden.

## Kitchen 12'10" x 6'2" (3.91m x 1.88m)



UPVC double-glazed sash style window with views of the green. Fitted range of wall and floor mounted units with roll edge work tops. One and a half bowl sink. Electric double oven. Induction hob with extractor hood over. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled splash backs. Spotlights to ceiling. Tiled flooring. Radiator.

Utility 8'8" x 6'0" (2.64m x 1.83m)



UPVC double-glazed rear entrance door. Double-glazed sky light. Space and plumbing for washing machine and dryer with work top over and stainless steel sink. Wall and floor mounted units. Laminate flooring. Radiator.

Study 10'2" x 8'7" (3.10m x 2.62m)



UPVC double-glazed window to front. Composite double-glazed front entrance door to driveway. Laminate flooring. Radiator.

First Floor Landing



Radiator.

Bedroom Two 13'4" x 11'7" max / 9'10" min (4.06m x 3.53m max / 3.00m min)



UPVC double-glazed sash style window to rear. Radiator.

Bedroom Three 13'3" x 11'1" max / 9'5" min (4.04m x 3.38m max / 2.87m min )



Two UPVC double-glazed sash windows to front with views of the green. Radiator.

## Family Bathroom 6'4" x 6'3" (1.93m x 1.91m)



Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage unit. Panelled bath with shower over. Tiled splash backs and flooring. Extractor fan. Shaver point.

## Second Floor Landing

Radiator.

## Master Bedroom 14'11" max into dormer window x 13'4" max / 9'8" mi (4.55m max into dormer window x 4.06m max / 2.95m mi)



UPVC double-glazed dormer window to front with views over the green. Airing cupboard housing water tank. Two radiators.

## Dressing Room 10'0" x 7'0" (3.05m x 2.13m)



Double-glazed sky light to rear. Radiator.

## Master En-Suite 6'9" x 6'1" (2.06m x 1.85m)



Double-glazed sky light to rear. Re fitted suite comprising wc, wash hand basin over storage unit and double width shower cubicle. Linen cupboard. Tiled splash backs and flooring. Shaver point. Extractor fan. Spotlights to ceiling. Radiator.

## Outside



## Front



Two car driveway with an EV charging point available by separate negotiation.

## Front Outlook



## Rear Garden

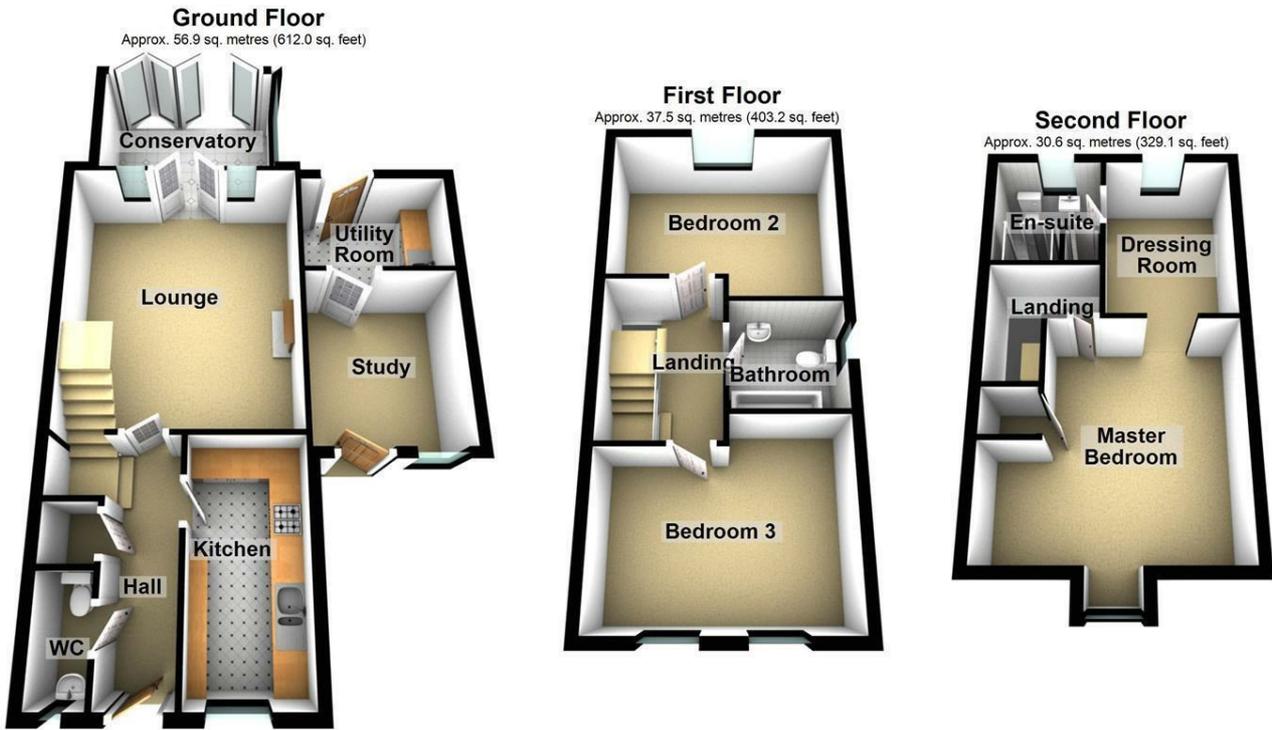


Mainly laid to lawn with paved patio. Timber decking. Timber shed.

## Note For Prospective Buyers

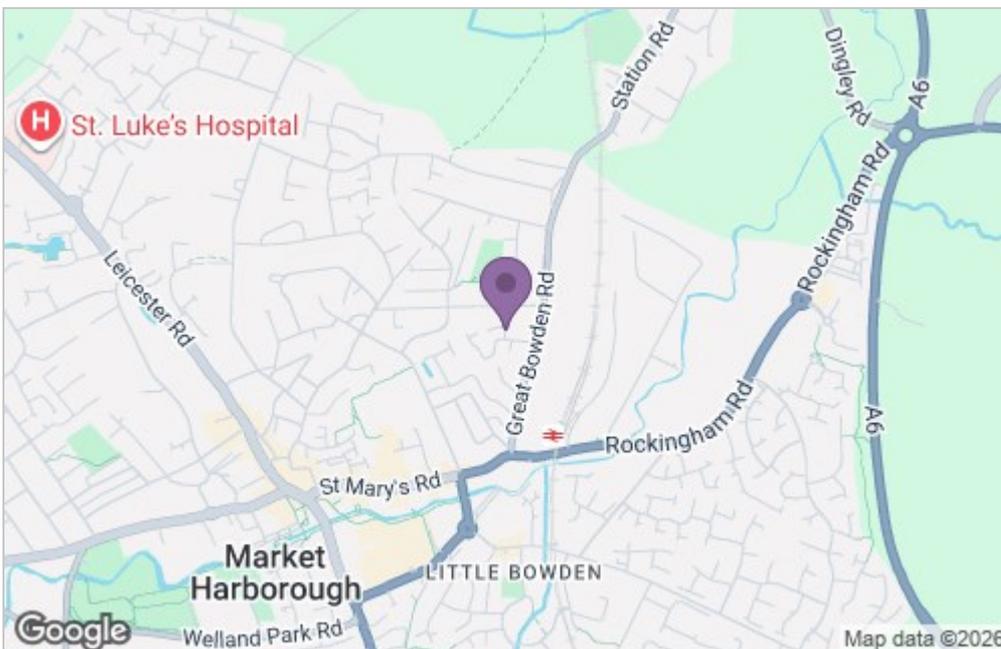
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

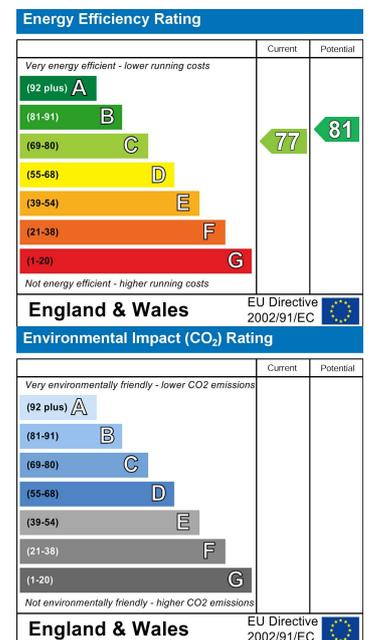


Total area: approx. 124.9 sq. metres (1344.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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