ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

20 Edward Road, Market Harborough, LE16 7AD

Offers In The Region Of £600,000

A rare opportunity to purchase a substantial detached bungalow in one of the most sought after areas of Market Harborough.

Sitting on a beautiful, well stocked and private plot, extending over a quarter of an acre, is this much extended and spacious family home which still offers tremendous potential to do more.

The gas centrally heated and double glazed accommodation currently comprises: Entrance hall, cloakroom/WC, dining/family room (24'9" x 12'10"), lounge (19'3" x 14'5"), kitchen/breakfast room, four bedrooms, bathroom and shower room. There is also a garage and off road parking.

OFFERED WITH THE BENEFIT OF NO UPWARD CHAIN, WE WOULD HIGHLY RECOMMEND AN EARLY INTERNAL VIEWING.

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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

Accessed via opaque double glazed front door. Radiator. Door to dining room and door to:-

Cloakroom/WC

Pedestal wash hand basin and low level WC. Radiator. Opaque double glazed window.

Dining/Sitting Room 24'9" x 12'10" (7.54m x 3.91m)

Sliding double glazed patio doors to the rear garden. Feature stone constructed open fireplace. Two boxed radiators. Doors to inner hall and kitchen, and opaque glazed door to:-

Lounge 19'3" x 14'5" (5.87m x 4.39m)

Feature log effect gas fire and stone surround. Sliding double glazed patio doors to the rear garden. Double glazed picture window to the rear aspect. Four wall lights. Three radiators.

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Lounge (Photo 2)

Kitchen/Breakfast Room (Photo 2)

Kitchen/Breakfast Room 17'6" x 10'8" (5.33m x 3.25m)

Range of fitted timber facing base and wall units. Laminated work surfaces with complementary tiled splash backs. Stainless steel one and a half sink and drainer. Large walk in shelved pantry. Space and plumbing for dishwasher. Radiator. Opaque double glazed door leading outside. Double glazed window to the side elevation. Door to garage and door to:-

Inner Hall

Doors to shower room and bedroom one. Fitted linen cupboard.

Bedroom One 13'7" x 10'5" (4.14m x 3.18m)

Double-glazed window to the rear elevation. Fitted wardrobes and dressing table. Two wall lights. Radiator.

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Shower Room

Double shower cubicle and electric shower fitment. Wash hand basin. Low level WC. Complimentary tiling. Heated towel rail. Electric wall heater. Opaque double-glazed window.

Further Inner Hall

Doors to three bedrooms and bathroom. Fitted linen cupboard.

Bedroom Two 12'3" x 9'11" (3.73m x 3.02m)

Double-glazed window to the front elevation. Radiator.

Bedroom Three 7'6" x 8'10" (2.29m x 2.69m)

Double-glazed window to the front elevation. Fitted wardrobes. Radiator.

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Bedroom Four 10'4" x 7'0" (3.15m x 2.13m)

Double-glazed window to the side elevation. Radiator. Two built in wardrobes.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Complimentary tiling.

Front

To the front of the property is parking for two cars, a lawned area with well stocked lavender boarders and there's side gated pedestrian access to the rear garden.

Rear Garden

The rear garden extends to just under a quarter of an acre. It is well stocked, private and mainly laid to lawn with a paved patio area which slopes down to a protected arboretum at the rear. There's a timber summerhouse which has power and lighting. Timber lap fencing.

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Rear Garden (Photo 2)

Summer House

View of rear of house

Garage 22'5" x 8'7" (6.83m x 2.62m)

Remote controlled up and over door. Space and plumbing for automatic washing machine. Brand new gas fired central heating boiler. Personal door through to the kitchen.

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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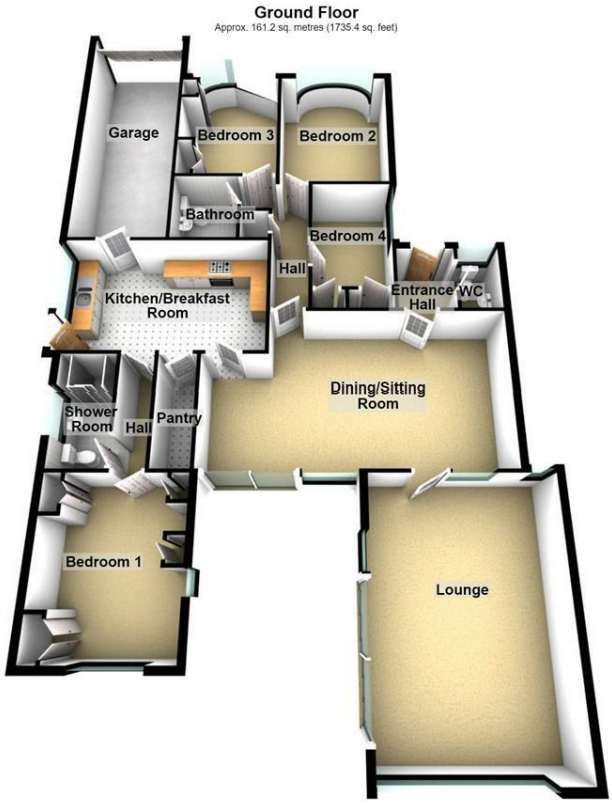
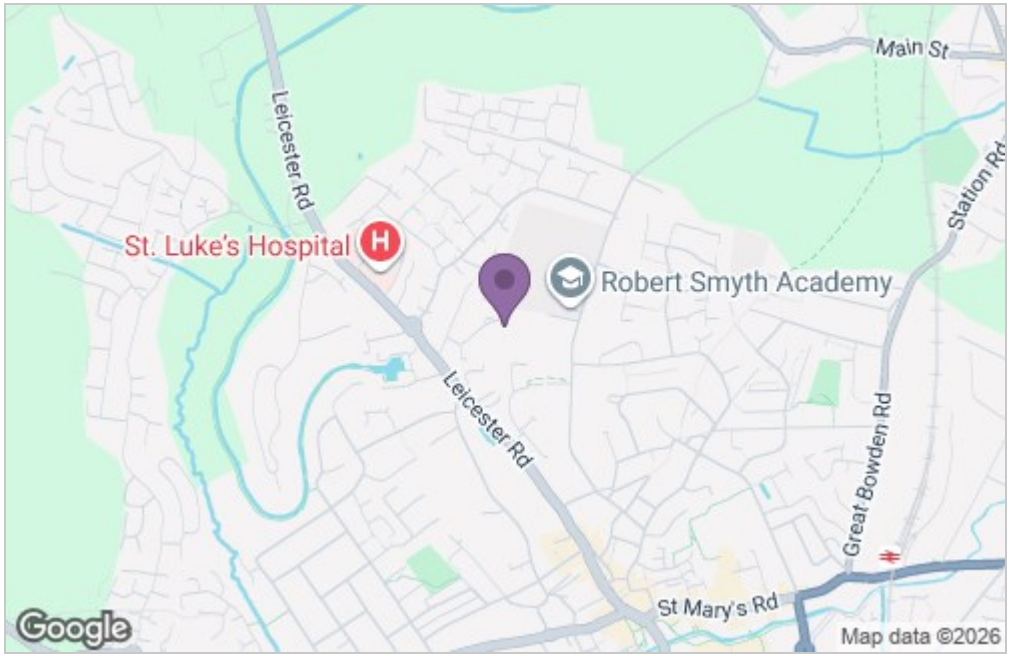
Floor Plan

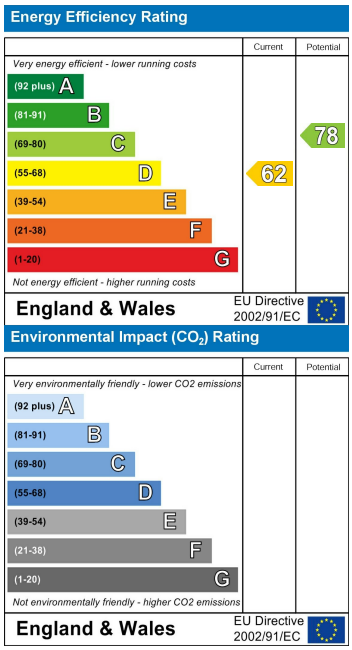


Total area: approx. 161.2 sq. metres (1735.4 sq. feet)

Area Map



Energy Efficiency Graph



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