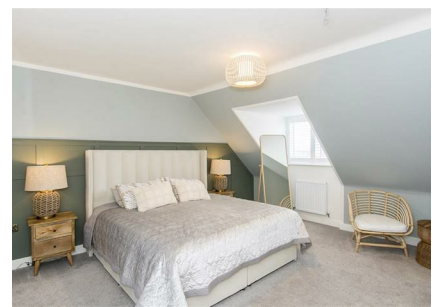


## 24 Airfield Road, Market Harborough, LE16 7BY



### Fixed Asking Price £350,000

The presentation of this spacious three storey, semi-detached home property can only be described as 'outstanding', from the finish of the decor, through to the colour of the kitchen units and quartz worktops, to the standard of its fixtures and fittings throughout.

The property is located in the popular Wellington Place development which benefits from a fantastic country park alongside the canal, primary school, various recreation grounds, a Sainsburys Local and an additional row of shops, one of which is soon to become a cafe .

Accommodation totals approximately 1400 sq ft including garage and briefly comprises; entrance hall, lounge, kitchen/diner, ground floor W/C, landing, three double bedrooms, master en-suite, master dressing room with fitted wardrobes and a family bathroom. Outside there is a driveway providing off road parking for at least two cars, a good sized garage and pleasant lawned rear garden.

*Service without compromise*

## Entrance Hall



Composite double-glazed front entrance door. LVT flooring. Hive thermostat. Alarm control panel. Radiator.

## Lounge 17'1" into bay x 11'7" (5.21m into bay x 3.53m)



UPVC double-glazed bay window with plantation shutters to front. Feature fitted media wall. Understairs storage cupboard. Two radiators.



# ADAMS & JONES

Kitchen / Diner 17'5" max x 15'2" (5.31m max x 4.62m)



UPVC double-glazed French doors and windows with fitted blinds arranged in a box-bay formation to the rear aspect. Fitted with a range of floor and wall mounted units with upgraded quartz stone worktops over and stainless steel one and a half bowl sink inset. Freestanding central island with oak worktops included. Electric oven. Gas hob with extractor hood over. Integrated dishwasher. Integrated fridge and freezer. Space and plumbing for washing machine. Solid oak parquet flooring. Two radiators.



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**Ground floor W/C**



W/C. Wash hand basin. Extractor fan. LVT flooring. Radiator.

**First Floor Landing**

Airing cupboard. Radiator. Door through to additional landing area.

**Additional Landing Area**



UPVC double-glazed window to front. Stairs up to second floor. Radiator.

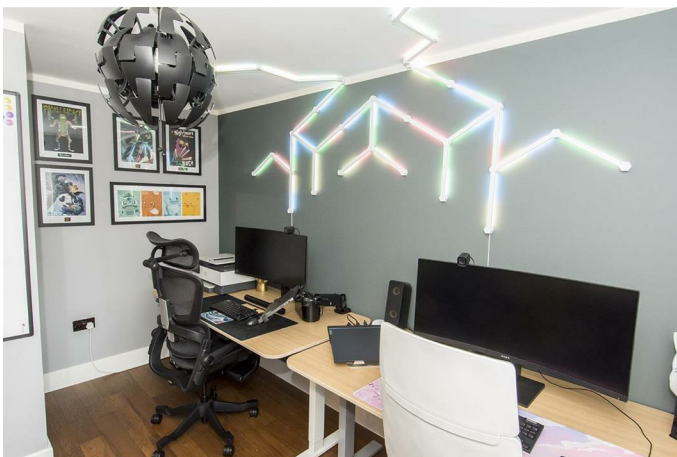
**Bedroom Two 13'2" to wardrobes x 10'0" (4.01m to wardrobes x 3.05m)**



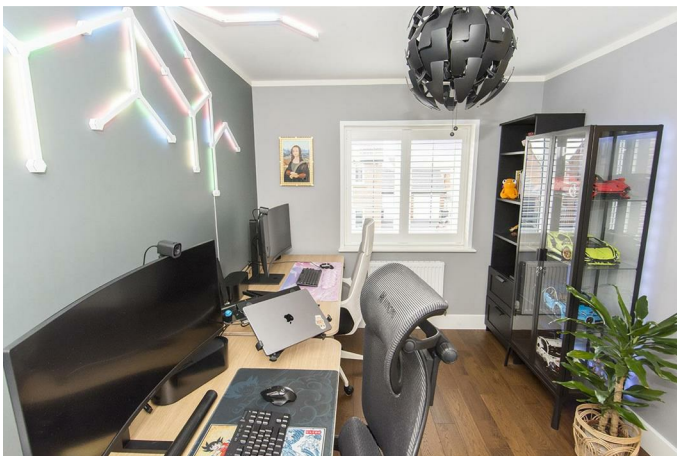
UPVC double-glazed window to rear. Two built in wardrobes. Radiator.



Bedroom Three 12'3" x 8'2" (3.73m x 2.49m)



UPVC double-glazed window with plantation shutters to front. Oak engineered flooring. Radiator.



Bathroom 8'3" x 8'3" (2.51m x 2.51m)



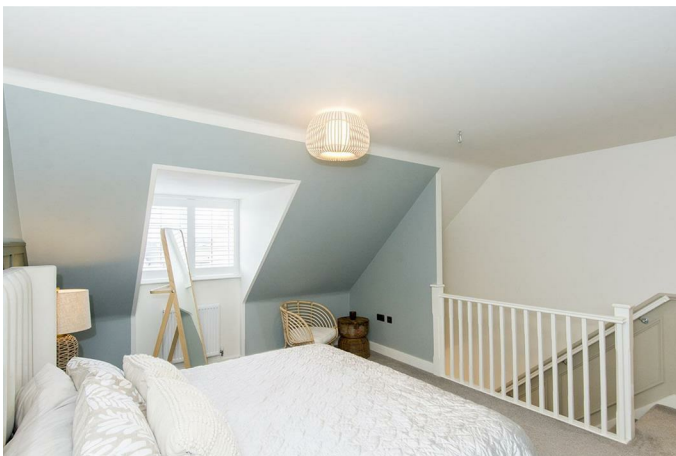
Opaque UPVC double-glazed window to side. White four piece bathroom suite comprising w/c, wash hand basin, panelled bath and shower cubicle. Shaver point. Extractor fan. Heated towel rail.



**Master Bedroom 15'5" x 15'1" (4.70m x 4.60m)**



UPVC double-glazed window to front. Two radiators.



**Master En-Suite 6'9" x 6'7" (2.06m x 2.01m)**



Double-glazed skylight to rear. White three piece suite comprising w/c, wash hand basin and shower cubicle. Extractor fan. Shaver point. Heated towel rail.

**Master Dressing Room 7'9" max x 6'7" (2.36m max x 2.01m)**



Double-glazed skylight to rear. F Range of fitted wardrobes and shelving. Door to eaves storage. Radiator.

### **Driveway**

Providing off-road parking for at least two cars leading to single garage.

### **Garage**

Good sized single. Up and over vehicle access door.



## Rear Garden



Mainly laid to lawn with paved patio and side access.



## Rear Aspect



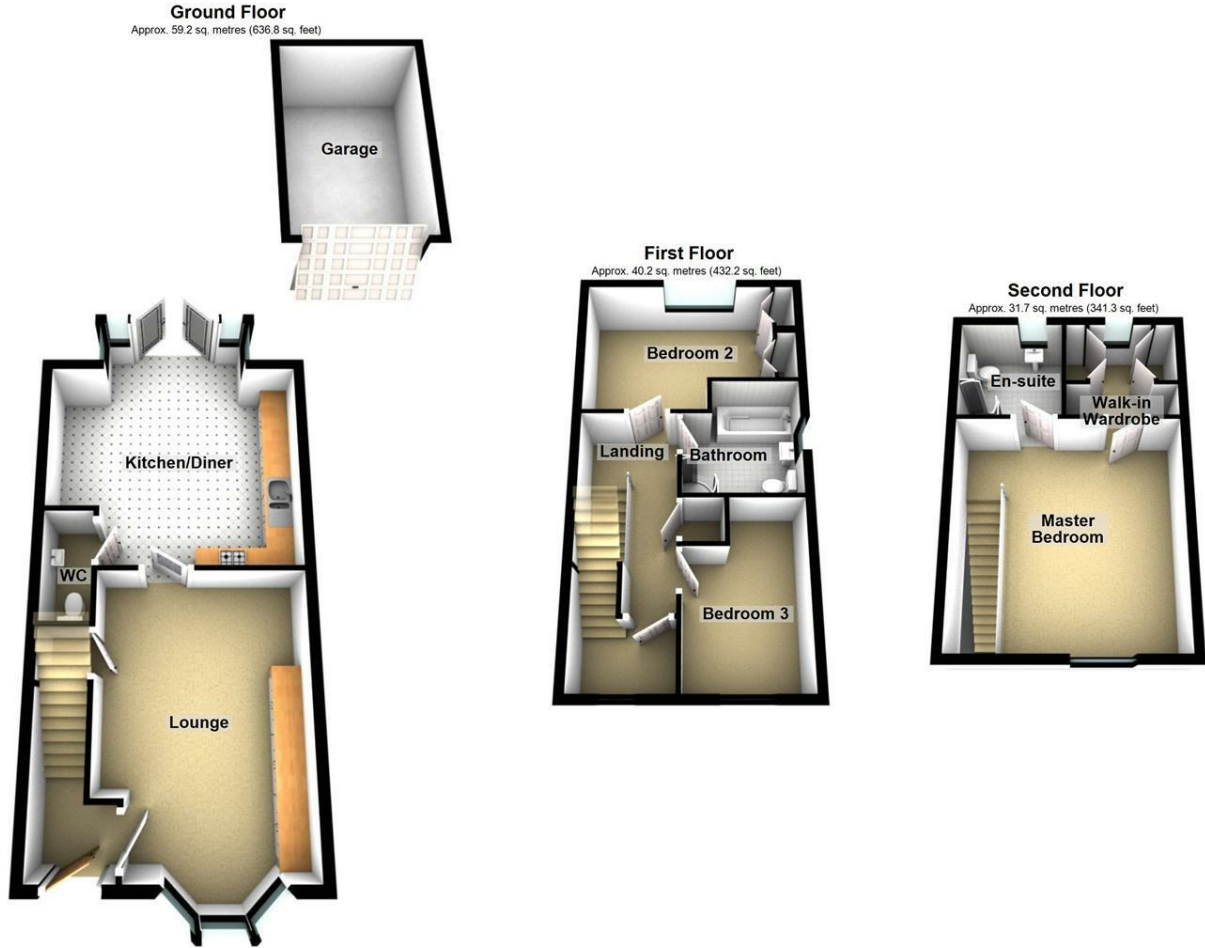
## Development Maintenance Fee

As with most modern developments now, there is an annual development maintenance fee payable on this property, lastly charged at the end of December 2024 at £171.47.

## Note For Prospective Buyers

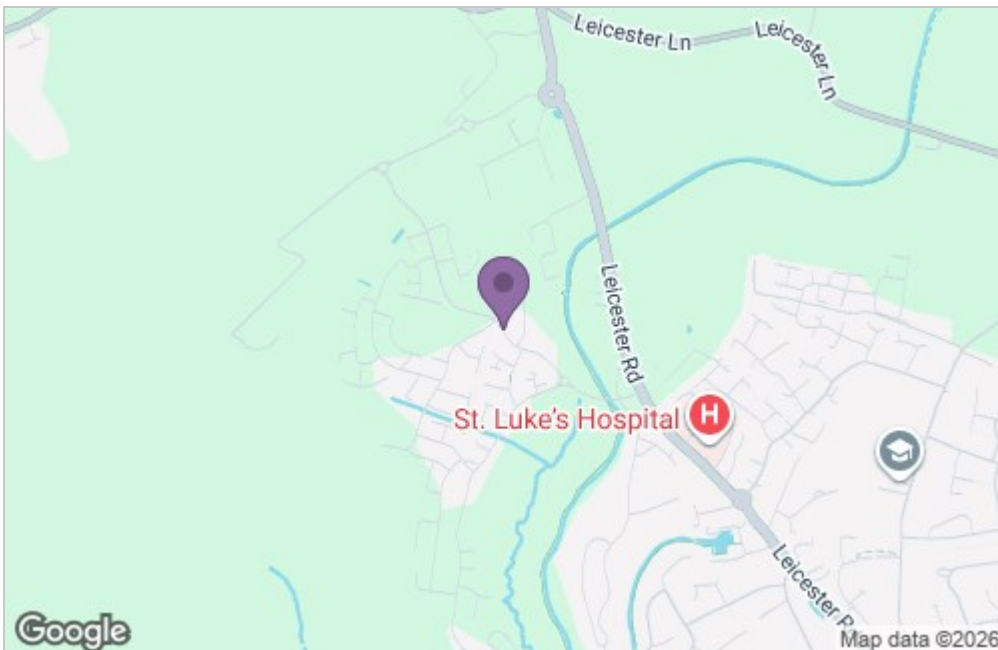
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

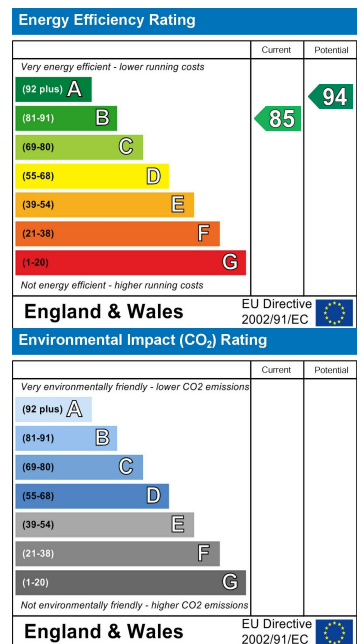


Total area: approx. 131.0 sq. metres (1410.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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