

## 6 Freshman Way, Market Harborough, LE16 9GN



**£340,000**

Situated on the edge of Market Harborough on the Farndon Fields development, right near the extremely popular Farndon Fields Farm Shop, is this extremely well presented four bedroom end townhouse. Spacious accommodation is arranged over three stories and is in excellent order. It briefly comprises to the ground floor, an entrance hall, WC, breakfast kitchen and lounge/diner. To the first floor is a landing, three bedrooms and bathroom. To the top floor is a fantastic 22'6" master bedroom and en-suite. Outside the property enjoys a pretty rear garden with two allocated parking spaces in the parking area behind.

*Service without compromise*

## Entrance Hall



Composite front entrance door. Radiator.

## Breakfast Kitchen 12'8" x 8'2" (3.86m x 2.49m)



UPVC double-glazed half box-bay window to the front aspect. Fitted range of wall and floor mounted units with electric oven, gas four ring hob and extractor hood over. Integrated washing machine, dishwasher and fridge/freezer. Stainless steel one and a half bowl sink with mixer tap and drainer. Cupboard housing gas central heating boiler. Radiator.



Lounge/Diner 20'7" x 15'0" max / 11'8" min (6.27m x 4.57m max / 3.56m min )



UPVC double-glazed windows and French doors arranged in a box-bay formation to the rear aspect. Electric fire included. Built in storage cupboard. Two radiators.

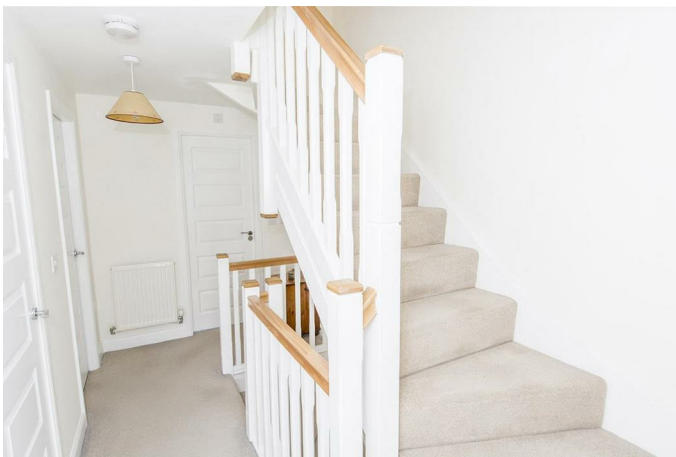


Ground Floor WC



WC. Wash hand basin. Extractor fan. Radiator.

First Floor Landing



Airing cupboard. Radiator.

Bedroom Two 12'8" to wardrobe doors x 8'5" (3.86m to wardrobe doors x 2.57m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 11'9" x 8'4" (3.58m x 2.54m)



UPVC double-glazed window to rear. Radiator.



Bedroom Four 8'8" x 6'3" (2.64m x 1.91m)



UPVC double-glazed window to front. Radiator.

Bathroom 6'3" x 5'6" (1.91m x 1.68m)



Opaque UPVC double-glazed window to rear. WC.

Wash hand basin. Panelled bath with electric shower over. Extractor fan. Tiling to walls. Radiator.



## Second Floor Landing

Door into master bedroom.

Master Bedroom 22'6" plus dormer window x 13'1" to wardrobe doors (6.86m plus dormer window x 3.99m to wardrobe doors )



UPVC double-glazed dormer window to front. Double-glazed sky light to rear. Loft access hatch. Fitted wardrobes. Built in storage cupboard. Two radiators.



Front



To the front of the property is a small front garden with pathway to the front entrance door.



Rear Garden



Paved patio. Variety of gravelled areas with plant beds and borders. Gated rear access leading through to the parking.

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



Double-glazed sky light to rear. Refitted suite approximately two years ago to include; WC, wash hand basin and corner shower cubicle. Tiled walls. Extractor fan.



## Parking Area

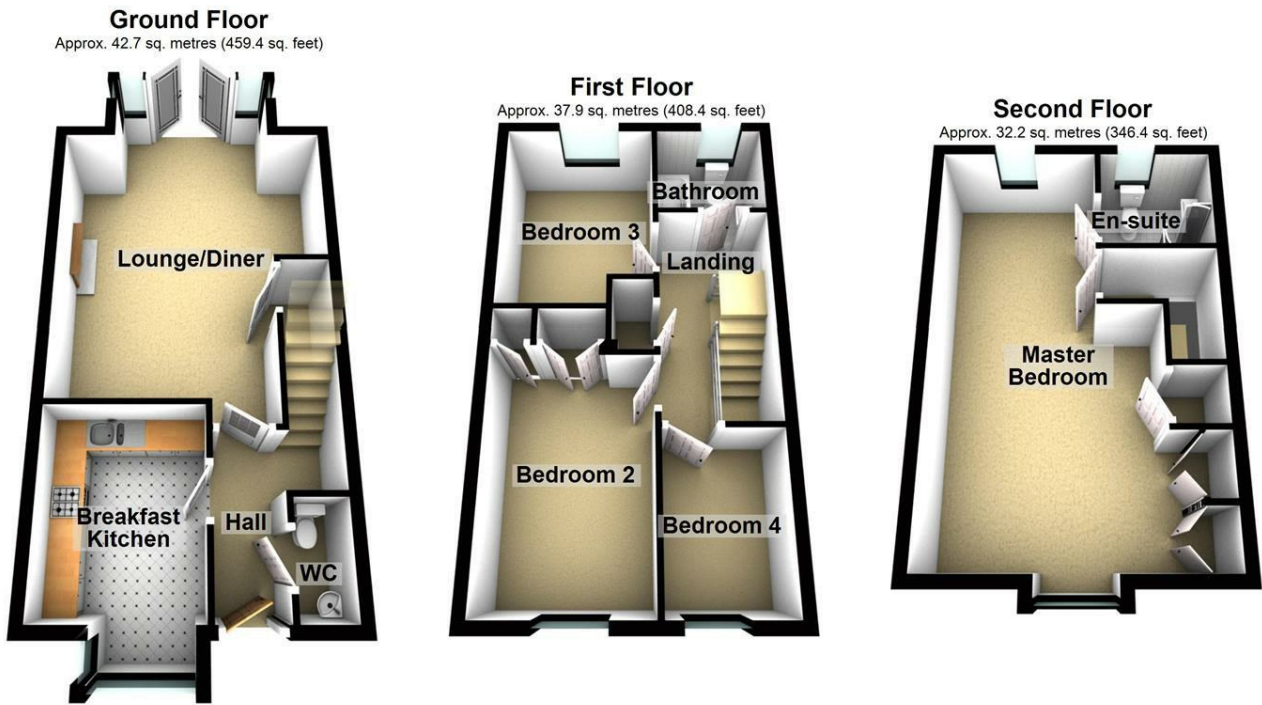


Located at the rear of the property there are two allocated parking spaces with a small service charge payable annually of £165.16 for the up-keep of the parking area. (Subject to fluctuations if any additional works are required)

### Note For Prospective Buyers

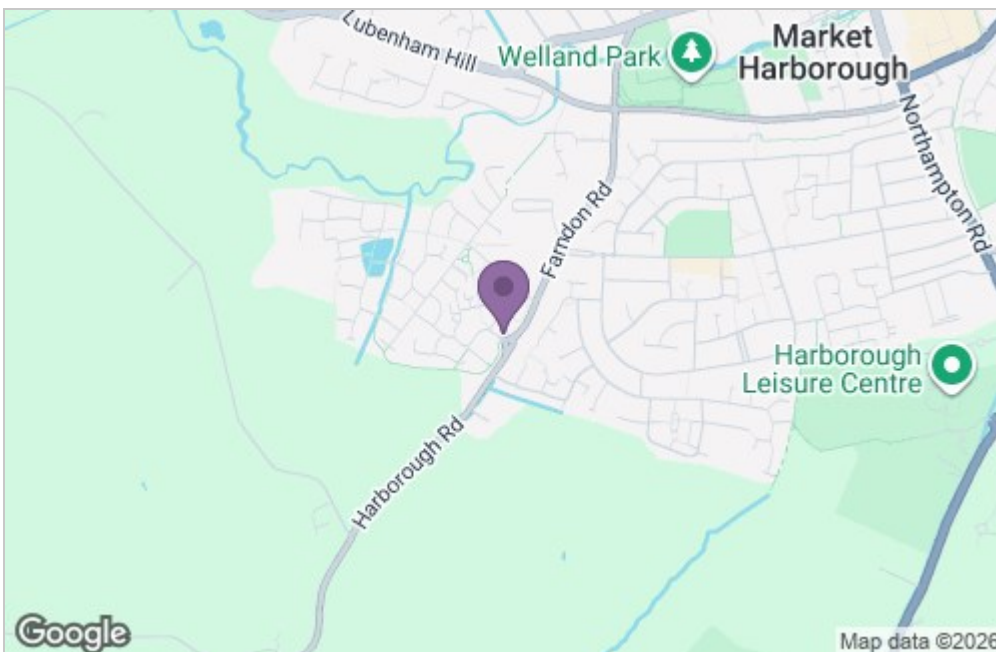
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

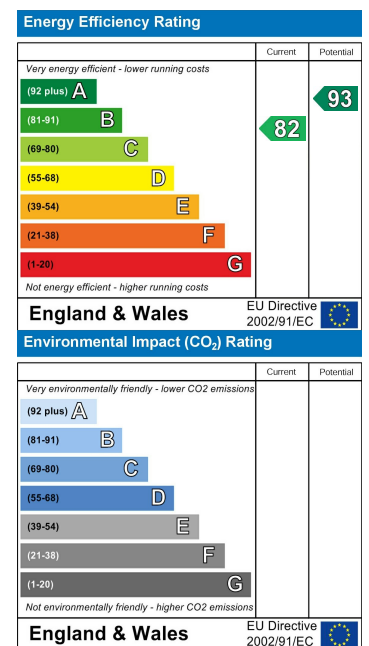


Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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