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

14 Frank Burditt Drive, Great Bowden, LE16 7PB









£345,000

*** ADAMS & JONES ARE NOW IN RECEIPT OF AN OFFER FOR THE SUM OF £325,000 FOR 14 FRANK BURDITT DRIVE, GREAT BOWDEN, LE167PB. ANYONE WISHING TO PLACE AN OFFER ON THE PROPERTY SHOULD CONTACT ADAMS & JONES, 9 ST MARY'S ROAD, MARKET HARBOROUGH, LE167DS 01858 461888 BEFORE EXCHANGE OF CONTRACTS ***

Situated on the edge of the sought after village of Great Bowden just outside of Market Harborough town, providing easy access to both the countryside and the town's vast range of amenities is this modern semi-detached home. Deceptively sizeable accommodation approaches 1,000 square feet and briefly comprises entrance hallway, 17'0" kitchen / diner, 17'4" lounge, ground floor w/c, landing, three bedrooms and bathroom. Outside there is a driveway providing off road parking for two cars and a generously sized garden at the rear. The property is offered through Adams & Jones with the benefit of no upwards sale chain and finance available subject to status.

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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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Front



Entrance Hallway

Composite double-glazed front entrance door. Radiator.

Ground Floor W/C



Opaque UPVC double-glazed window to side. W/C. Wash hand basin. Radiator.

Kitchen / Diner 17'0" x 10'9" (5.18m x 3.28m)



UPVC double-glazed window to front. Fitted with a range of wall and floor mounted units. Electric oven. Gas hob with extractor hood over. Integrated fridge / freezer. Stainless steel one and a half bowl sink. Space and plumbing for washing machine. Radiator.

(Kitchen / Diner Photo Two)



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(Kitchen / Diner Photo Three)



Lounge 17'4" x 9'8" (5.28m x 2.95m)



UPVC double-glazed rear entrance door. UPVC double-glazed window to rear. Radiator.

(Lounge Photo Two)



Landing



UPVC double-glazed window to side. Linen cupboard. Radiator.

Bedroom One 11'6" x 10'4" (3.51m x 3.15m)



UPVC double-glazed window to rear. Built in wardrobe. Radiator.

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(Bedroom One Photo Two)



(Bedroom Two Photo Two)



Bedroom Two 15'5" max / 10'8" minimum x 8'1" maximum (4.70m max / 3.25m minimum x 2.46m maximum)



UPVC double-glazed window to front. Built in wardrobe. Radiator.

Bedroom Three 12'0" 9'4" maximum / 5'4" minimum (3.66m 2.84m maximum / 1.63m minimum)



UPVC double-glazed window to front. Built in cupboard. Radiator.

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(Bedroom Three Photo Two)



Bathroom 6'7" x 6'7" (2.01m x 2.01m)



Opaque UPVC double-glazed window to rear. W/C. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Heated towel rail. Shaver point.

Parking



Private tarmacked driveway providing off-road parking for two cars.

Rear Garden



Mainly laid to lawn with timber decking and paved patio.

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(Rear Garden Photo Two)



Local Recreation Park



(Rear Garden Photo Three)



(Local Recreation Park Photo Two)



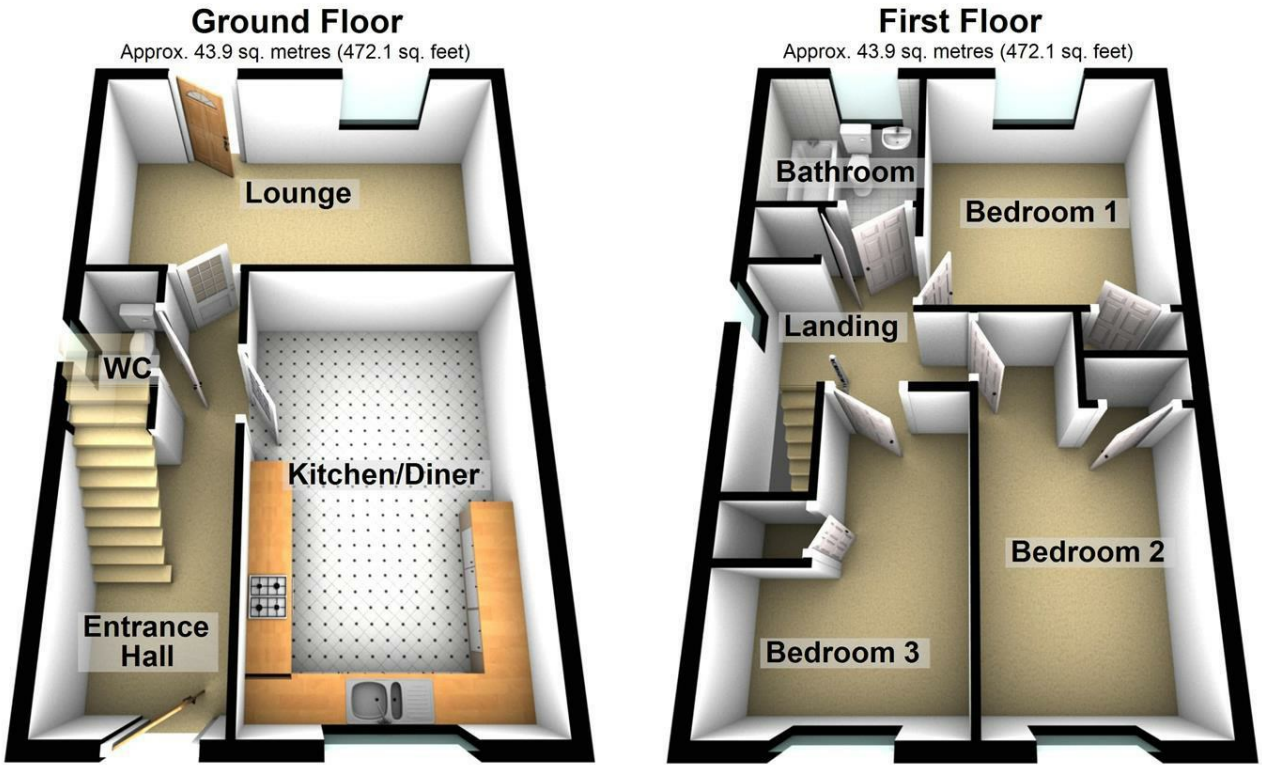
Rear Aspect



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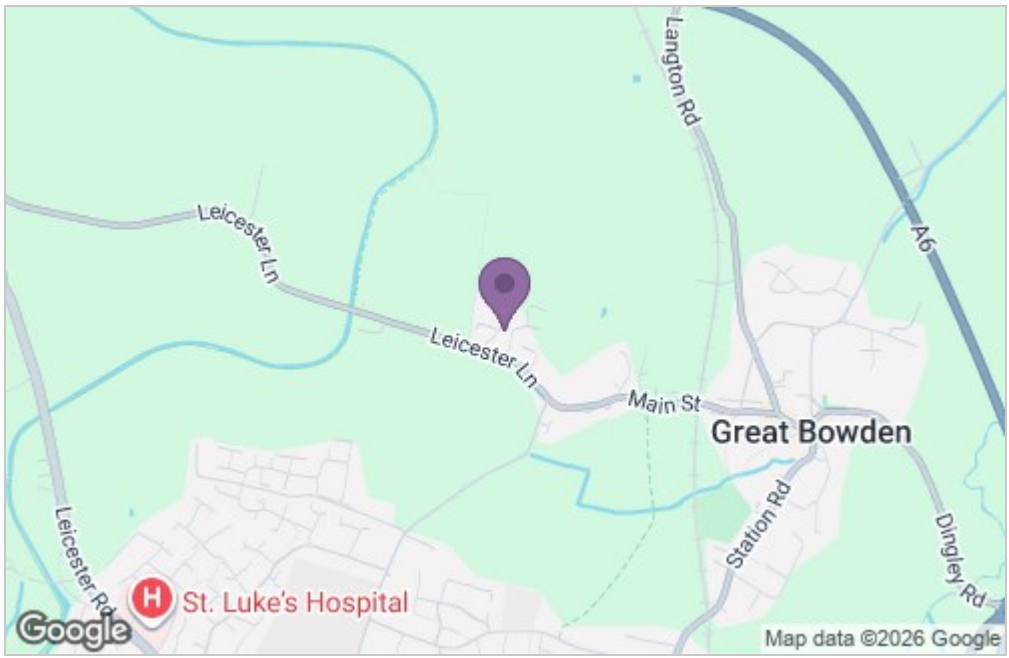
Floor Plan



Total area: approx. 87.7 sq. metres (944.2 sq. feet)

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Area Map



Energy Efficiency Graph

