

## 14 Barnard Gardens, Market Harborough, LE16 9JQ



**£440,000**

This fantastic detached home boasts a striking entrance hall and en-suite extension to the front with further planning permission granted (21/00766/FUL) for extension across the rear if its buyer wishes. It's interior is equally impressive, offering stylish and largely bespoke decor and fixtures throughout. It briefly comprises; extended entrance hallway, lounge, conservatory, study, breakfast kitchen, utility and ground floor wc. To the first floor there are four bedrooms, the extended master en-suite and a family bathroom. Outside the property has extremely well presented front and rear gardens and a driveway for two cars.

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## Entrance Hallway



Composite double-glazed front entrance door with UPVC double-glazed side light. UPVC double-glazed window to side. Amtico flooring. Lit understairs storage cupboard.



## Lounge 20'0" x 11'9" max / 10'4" min (6.10m x 3.58m max / 3.15m min )



UPVC double-glazed window to front. Gas fire inset to granite fireplace. Wall mounted air conditioning unit. Radiator.



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Conservatory 9'9" x 9'0" (2.97m x 2.74m)



Brick base. UPVC double-glazed windows and French doors to the garden. Radiator.

Study 9'0" x 7'5" (2.74m x 2.26m)



UPVC double-glazed window to front. Wall mounted air conditioning unit. Radiator.

Breakfast Kitchen 15'2" x 7'7" (4.62m x 2.31m)



UPVC double-glazed window to rear. UPVC double-glazed rear entrance door. Range of bespoke wall and floor mounted units, fixtures and fittings. Integrated dishwasher. Integrated microwave. AEG induction hob with extractor hood over. Electric oven. Space for American style fridge/freezer. Amtico flooring. Vertical radiator.





Utility Room 7'5" x 5'9" (2.26m x 1.75m)



Opaque UPVC double-glazed window to side. Base units with timber worktops. One and a half bowl sink inset. Space and plumbing for washing machine. Extractor fan. Heated towel rail.

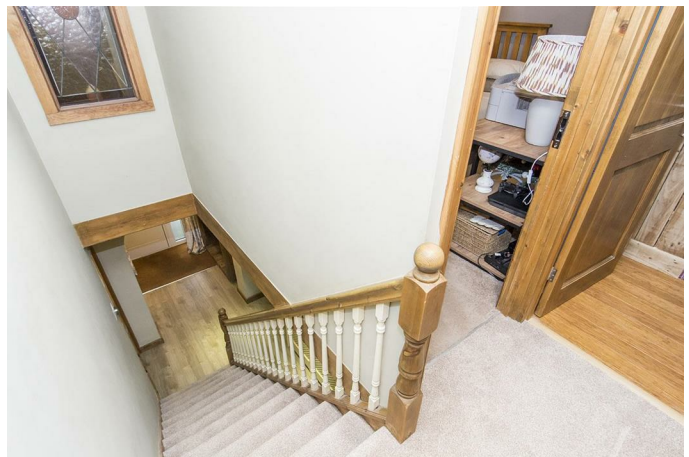
Ground Floor WC



WX. Wash hand basin over storage unit. Extractor fan.



Landing



Loft access hatch to boarded and lit loft also housing gas central heating boiler, airing cupboard.

## Master Bedroom 12'0" 11'3" (3.66m 3.43m)



UPVC double-glazed window to front. Radiator.



## Master En-Suite 6'0" x 5'4" (1.83m x 1.63m )



UPVC double-glazed feature window to front.

Double-glazed skylight. Walk in shower with opaque glazed screen. Wash hand basin over storage unit. Tiled flooring with under floor heating system. Extractor fan.



## Bedroom Two 11'2" x 10'6" (3.40m x 3.20m )



UPVC double-glazed window to front. Radiator.



Bedroom Three 10'6" max / 7'9" min x 8'6" (3.20m max / 2.36m min x 2.59m)



UPVC double-glazed window to rear. Radiator.



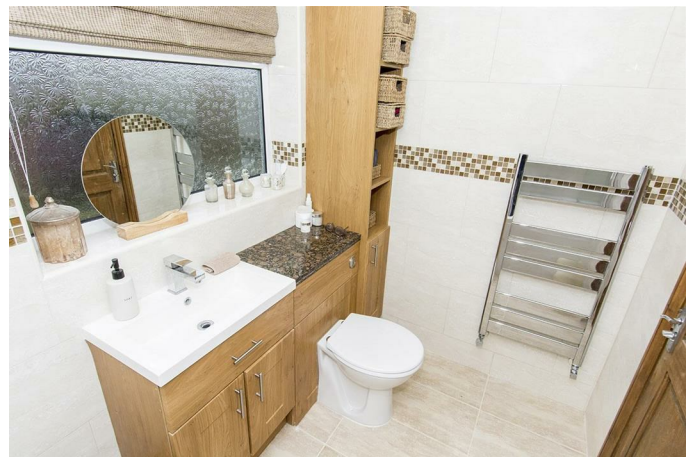
Bedroom Four 8'5" x 7'4" (2.57m x 2.24m)



UPVC double-glazed window to rear. Radiator.



Bathroom 7'6" x 5'4" (2.29m x 1.63m)



UPVC double-glazed window to rear. Panelled bath with

shower over. Wash hand basin and wc inset to storage unit with granite top. Tiled walls. Tiled flooring. Extractor fan. Heated towel rail.



## Front

Lawned front garden facing a South-Easterly direction with shrubs inset. Tarmacked driveway for two cars. Storage shed with Strong Guard high security steel doors at both ends and a tiled roof leading down the side of the property.

## Rear Garden



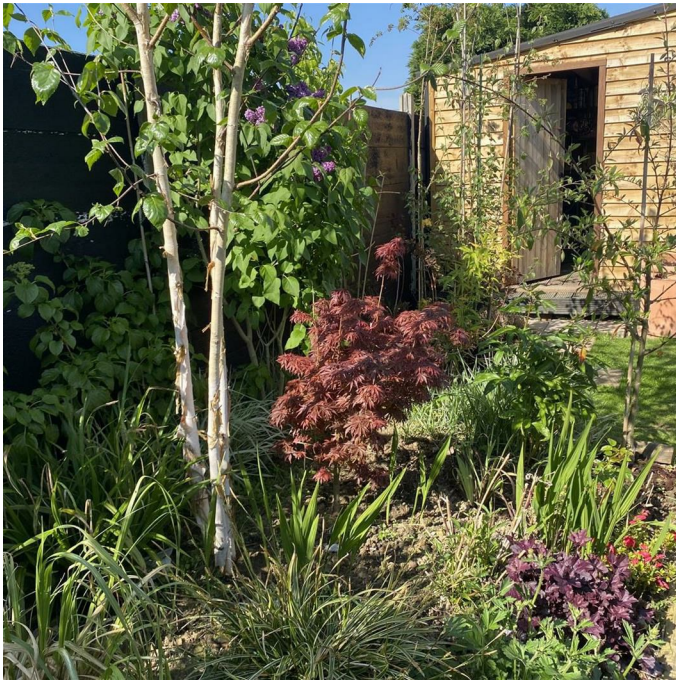
Facing approximately a North-Westerly direction with paved patio, lawn, variety of well stocked beds and borders, decking with lighting inset and timber shed.



# ADAMS & JONES



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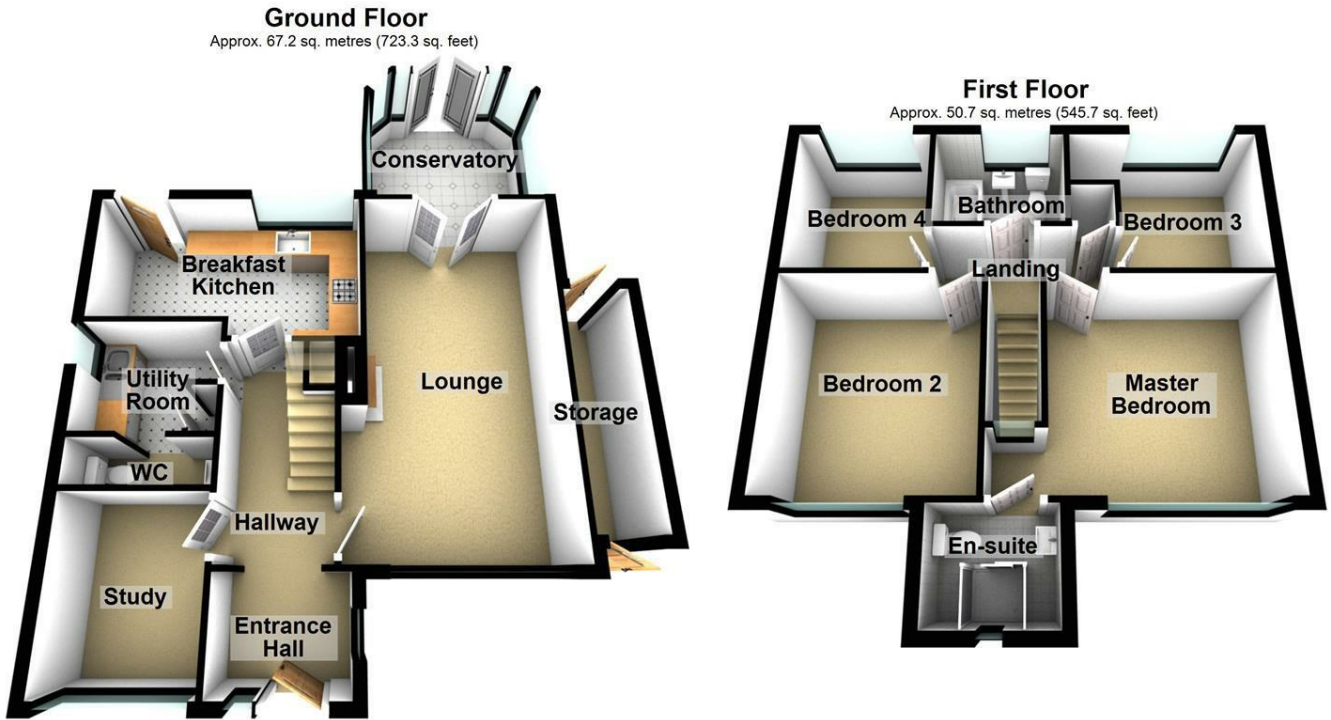


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**Note For Prospective Buyers**

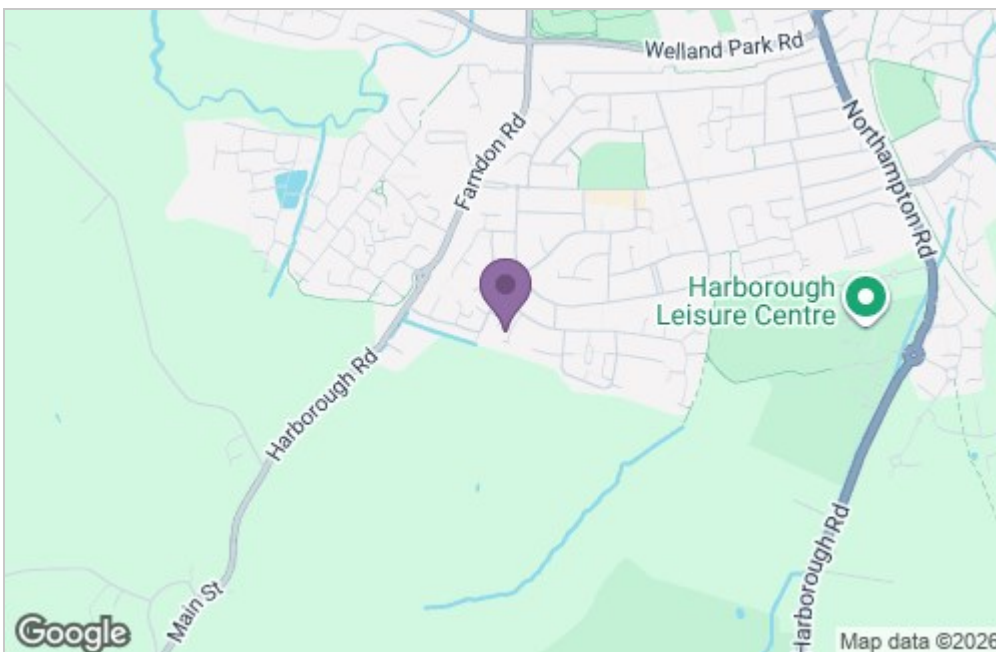
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

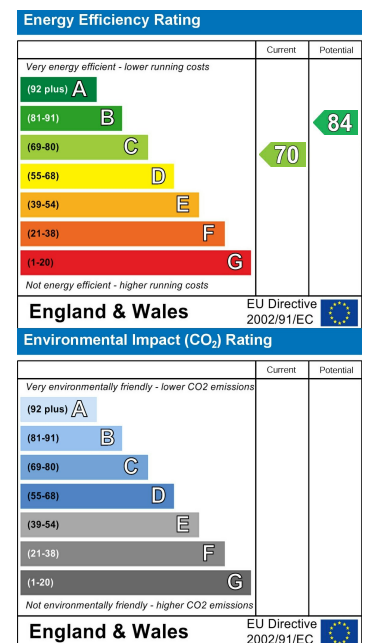


Total area: approx. 117.9 sq. metres (1269.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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