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

4 Vickers Road, Market Harborough, LE16 7BJ









£350,000

Situated in a quiet part of the popular Welland Place development is this spotlessly presented, and detached, family home, constructed to a high specification and benefitting from full builders warranty.

The accommodation briefly comprises: Entrance hall, downstairs cloakroom/WC, lounge/diner, 17'7" x 10'2" fitted kitchen/breakfast room, landing, three good sized bedrooms, en-suite shower room and family bathroom.

There are also front and rear gardens, off road parking for two cars and a single garage.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

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.

ADAMS & JONES

Entrance Hall



Accessed via composite front door. Wood laminate flooring. Stairs rising to the first floor. Under stairs storage cupboard. Radiator. Doors to rooms.

Cloakroom/WC



Wash hand basin and low level WC. Radiator. Wood laminate flooring. Extractor fan.

Lounge 16'0" x 10'6" (4.88m x 3.20m)



Double glazed window to the front elevation. Radiator. Wood laminate flooring. Television point.



Service without compromise

ADAMS & JONES

Service without compromise

Kitchen/Diner 17'7" x 10'2" (5.36m x 3.10m)



Range of fitted base and wall units. Wood effect laminated work surfaces and complimentary splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Fitted fridge and freezer. Fitted dishwasher. Space and plumbing for washing machine., Stainless steel one and a half bowl sink and drainer. Wall mounted gas fired central heating boiler. Inset ceiling downlighters. Television point. Wood laminate flooring. Radiator. Double-glazed window to the rear. Double-glazed French doors opening out to the rear garden.



Landing ( )



Timber balustrade . Fitted wardrobe. Access to loft space. Airing cupboard housing lag top water tank. Doors to rooms.

Bedroom One 12'4" x 9'4" (3.76m x 2.84m)



Double-glazed window to the front elevation. Radiator. Fitted double wardrobe. Door to en-suite shower room.

ADAMS & JONES



En-Suite Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complimentary tiling. Heated towel rail. Wood laminate flooring. Electric shaver point. Extractor fan.



Bedroom Two 10'3" x 9'6" (3.12m x 2.90m)



Double-glazed window to the rear elevation. Radiator.



Bedroom Three 8'1" x 8'5" (2.46m x 2.57m)



Double-glazed window to the front elevation. Radiator.

Service without compromise

ADAMS & JONES



Bathroom



Panelled bath with mixer shower attachment. Wash hand basin. Low level WC. Complimentary tiling. Wood laminate flooring. Heated towel rail. Opaque double-glazed window.



Front



To the front if the property is a lawned garden with paved path and storm porch. Picket iron fencing. Tarmacked driveway leading alongside the property providing parking for two to three cars. Gated pedestrian access to the rear garden.

Garage

Single brick constructed garage with up and over door, power and lighting.

Rear Garden



Of a good size and laid mainly to lawn with paved patio area. Enclosed by brick walling and timber lat fencing.

Service without compromise

ADAMS & JONES



Note for Prospective Buyers

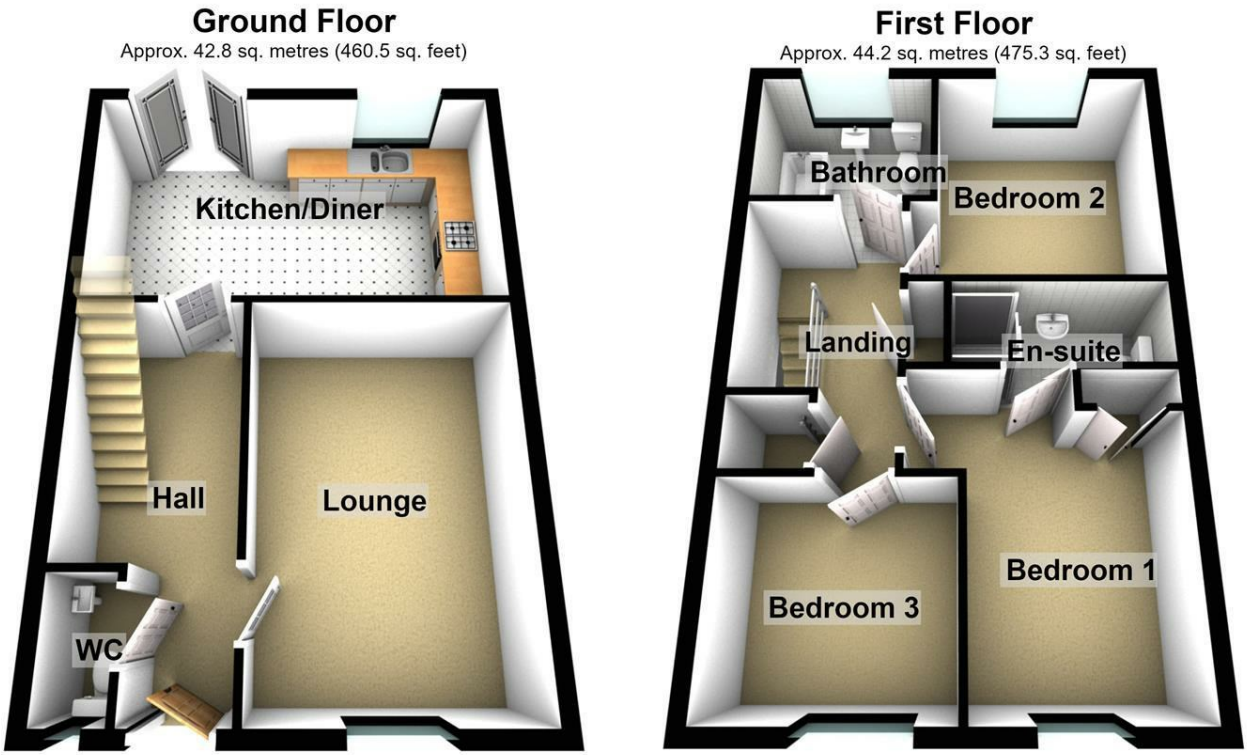


Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Service without compromise

ADAMS & JONES

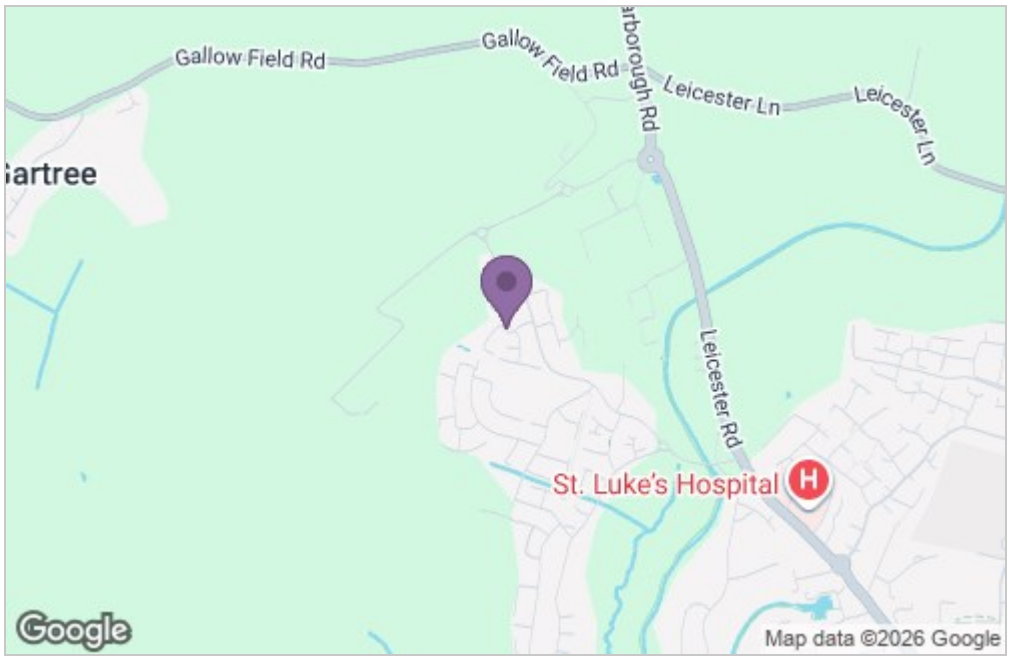
Floor Plan



Total area: approx. 86.9 sq. metres (935.8 sq. feet)

Service without compromise

Area Map



Energy Efficiency Graph

