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Service without compromise

28 David Hobbs Rise, Market Harborough, LE16 7YE









£450,000

Constructed to a high specification by Charles Church, with a fantastic position overlooking a pleasant park and green to the front and elevated views across the town to the rear, is this attractive detached family home. The property is offered in immaculate decorative order with spacious accommodation comprising entrance hall, cloakroom/WC, 22'5" lounge, 22'5" fitted kitchen/diner, landing, four good size bedrooms, en-suite shower room and family bathroom. There is also a private rear garden, off road parking for three cars and a single garage.

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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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Entrance Hall



Accessed via composite front door with opaque double glazed panel. Stairs rising to the first floor with under stairs storage cupboard. Radiator. Doors to rooms.

Lounge 22'5" x 11'3" (6.83m x 3.43m)



Double glazed windows to the front and side elevations. Feature relief wall paneling. Double glazed French doors opening out to the rear garden. Two radiators. Television point.

Cloakroom/WC



Pedestal wash hand basin and low level WC. Radiator. Ceramic tiled flooring. Opaque double glazed window.



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Kitchen/Diner 22'5"" x 12'9" reducing to 10'0" (6.83m" x 3.89m reducing to 3.05m)







Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs and concealed lighting. Fitted appliances to include: Automatic dishwasher and washing machine, fridge and freezer, oven and four ring gas hob. One and a half sink and drainer. Luxury wood effect LVT flooring. Wall mounted gas fired central heating boiler. Radiator. Inset ceiling downlighters. Double glazed dual aspect windows. Opaque double glazed door leading outside.



First Floor Landing



Timber balustrade. Access to loft space. Boxed radiator. Doors to rooms.

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Bedroom One 13'3" x 11'3" (4.04m x 3.43m)



Double glazed windows to the front and side elevations. Fitted wardrobes. Radiator. Television point. Door to:-



En-Suite Shower Room



Double shower cubicle with mains 'Rain' shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail. Complementary tiled floor and walls. Opaque double glazed window.

Bedroom Two 13'3" x 10'2" (4.04m x 3.10m)



Double glazed window to the front elevation. Airing cupboard housing lagged hot water tank. Radiator.

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Bedroom Three 11'4" x 8'11" (3.45m x 2.72m)



Double glazed window with views over the town to the rear aspect. Radiator.



Bedroom Four 8'9" x 8'11" (2.67m x 2.72m)



Double glazed window with views to the rear aspect. Radiator.



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Bathroom



Panelled bath with 'Rain' shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

Front



To the front of the property is a lawn garden screened by high hedging. There is hard standing for approximately three vehicles in front of the garage, and gated pedestrian access to the rear garden.

Front Aspect



Garage 19'5" x 9'9" (5.92m x 2.97m)



Brick constructed garage with up and over door, power, lighting and storage in rafters.

Driveway



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Rear Garden



The rear garden is laid mainly to lawn with a decked patio and timber lap fencing.







Rear Aspect



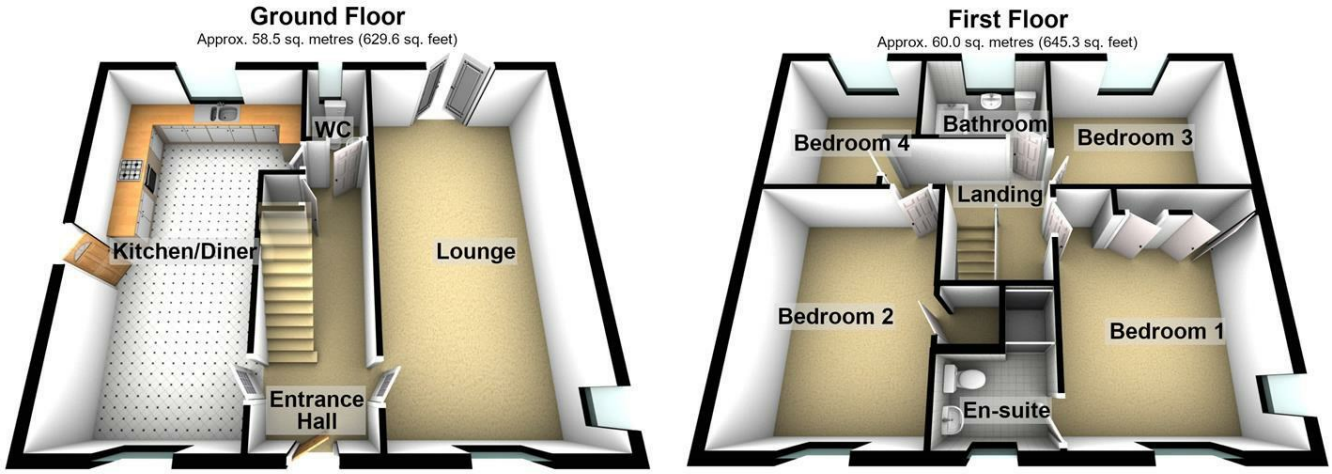
Note for Prospective Buyers

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.

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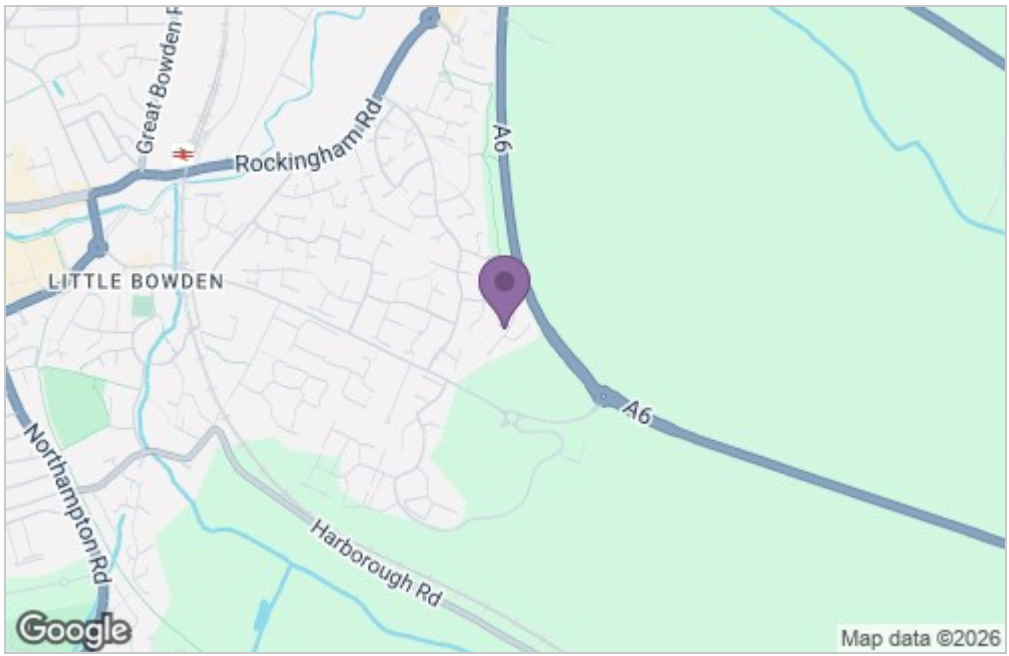
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Floor Plan

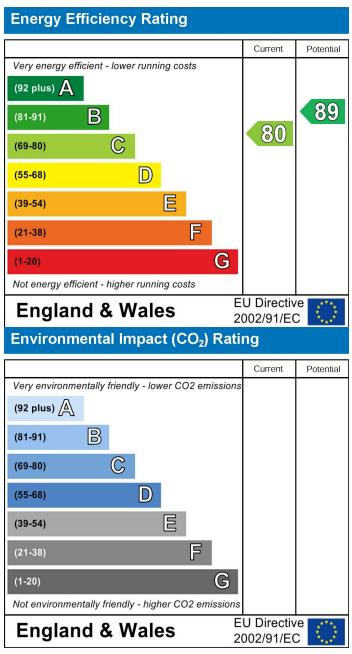


Total area: approx. 118.4 sq. metres (1274.9 sq. feet)

Area Map



Energy Efficiency Graph



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