



Bates Close, Market Harborough
£575,000

**ANDREW
GRANGER & CO**



Bates Close

Market Harborough, Market Harborough

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Bedroom Detached Family Home
- Entrance Hallway, Guest Cloakroom
- Living Room With Fireplace, Conservatory
- Formal Dining Room, Study/Playroom
- Breakfast Kitchen, Utility Room
- Principal Bedroom With Dressing Room And En-Suite
- Three Further Bedrooms, Family Bathroom
- Detached Double Garage
- Established Rear Garden
- No Upward Chain





Bates Close

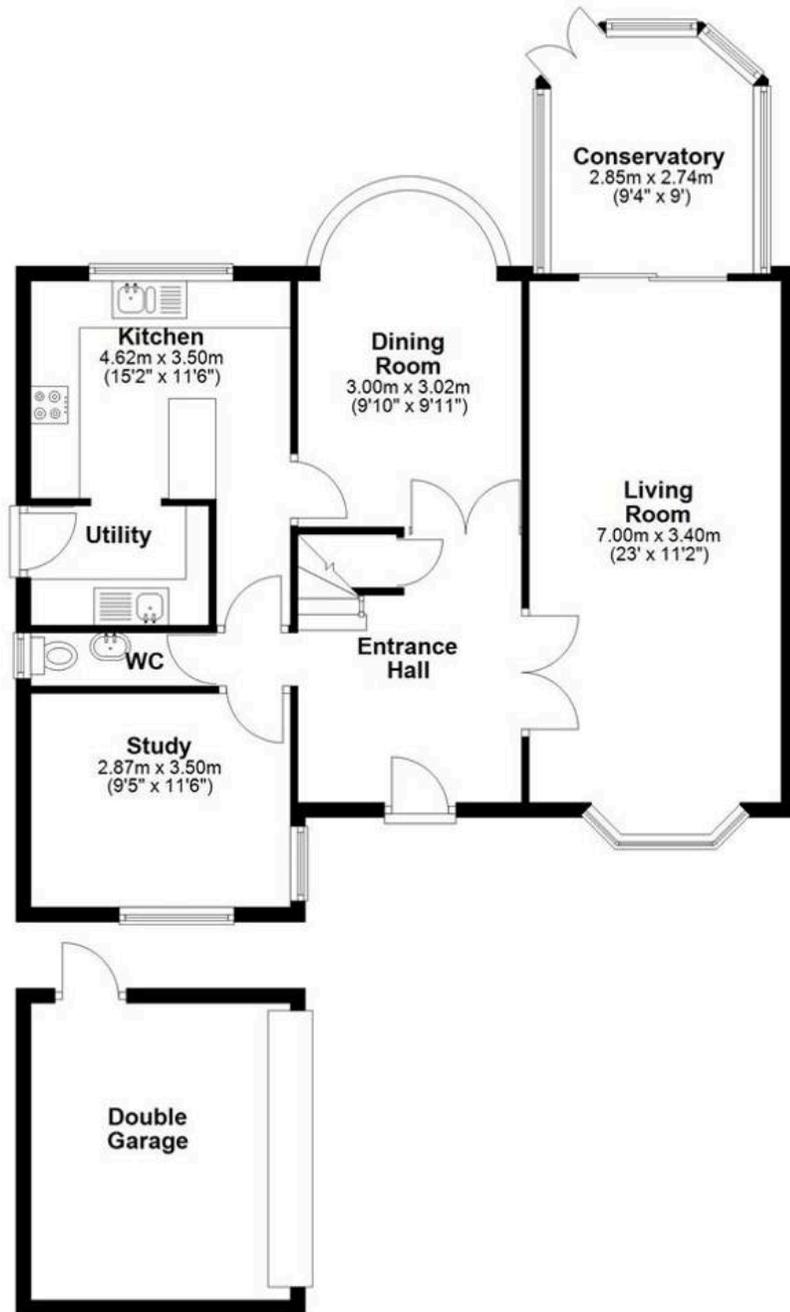
Market Harborough, Market Harborough

Nestled down a desirable no through road, within a sought-after residential location on the much sought after Burnmill Grange development; this four bedroom detached family home built by David Wilson Homes, is ideally located within walking distance of the town centre, train station, Robert Smyth Academy, Ridgeway Primary Academy and other local amenities. The property is accessed via a covered canopy porch which leads through into a spacious entrance hallway with staircase rising to the first floor and guest cloakroom off. The dual aspect living room has a fireplace with an inset gas coal effect fire set on a raised hearth with surround, bay window to the front with views over the green & connecting doors leading through into the conservatory, which boasts direct access and views over the rear garden. The well appointed kitchen has a range of base and wall units with complimentary worktop, there is also a central breakfast bar with glazed cabinets above. Integrated appliances include a double electric oven, gas hob with hood over, fridge and freezer. The utility room has a sink with drainer and base and wall units, wall mounted boiler and door to the garden. The formal dining room has a bandstand style bay window overlooking the rear garden. Completing the downstairs accommodation is the playroom/study that overlooks the green to the front elevation. Approached via the staircase is a central landing that provides access to four bedrooms. The principal bedroom boasts an en-suite shower room and a walk in dressing room, and there are two further doubles and a single bedroom. The family bathroom is fitted with a modern white suite. Outside: To the front of the property there is car standing for up to four cars.



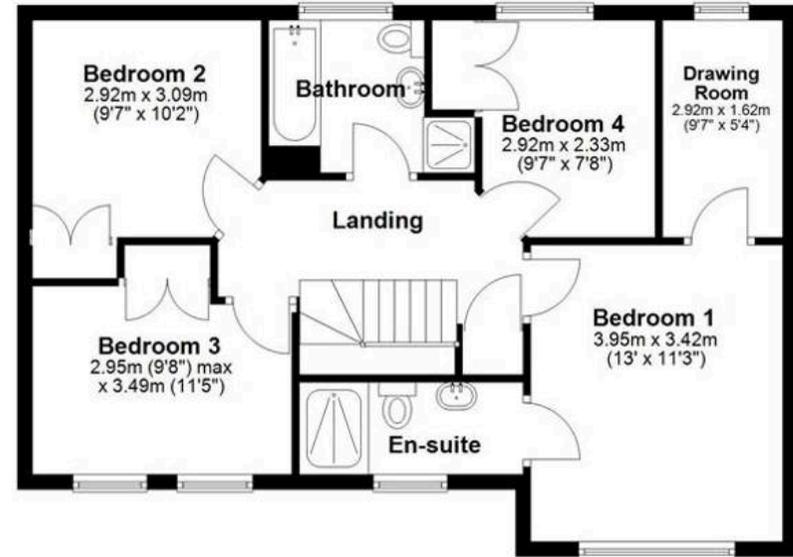
Ground Floor

Approx. 103.4 sq. metres (1113.2 sq. feet)



First Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



Total area: approx. 169.4 sq. metres (1823.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



Andrew Granger & Co (Part of Sheldon Bosley Knight)

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