Beech Avenue
Market Harborough
LE16 7GX

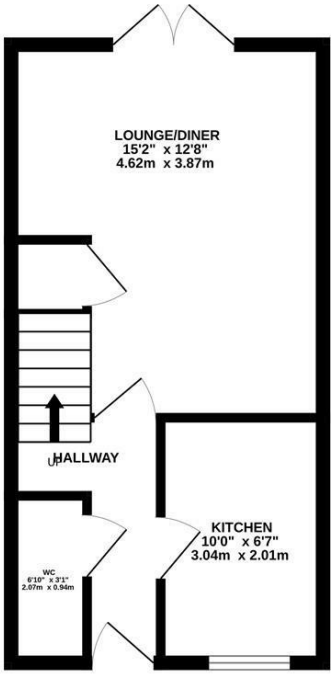
£250,000

OSCAR JAMES

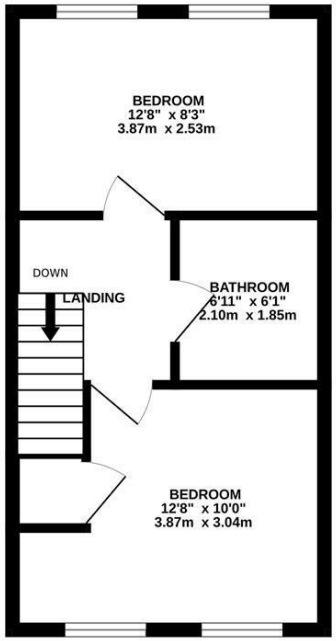
...expect excellence

FLOOR PLANS

GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT A GLANCE...

- Spacious Living/ Dining Room
- Modern Kitchen
- Two Spacious Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Allocated Off Road Parking

WHAT'S GREAT?

Offered with no onwards chain and tucked away within the highly regarded Burnmill Grange development, this well-presented two-bedroom semi-detached property occupies a peaceful residential position, situated just over a mile from Market Harborough's vibrant town centre. Offering a practical and modern layout, the home is ideally suited to first-time buyers, those looking to downsize or buy-to-let investors.

The accommodation offers entrance hall, providing access to the kitchen and staircase to the first floor. The kitchen is thoughtfully designed with contemporary units and integrated appliances, including a gas hob, oven, fridge freezer, and dishwasher, creating a sleek and functional cooking space.

Positioned at the rear, the spacious lounge/dining room offers a versatile area for both relaxation and entertaining. French doors open out onto the garden, drawing in plenty of natural light. You will also find the ground floor WC.

On the first floor, there are two generously sized bedrooms along with a modern and stylish family bathroom.

Outside, the property features a driveway providing off-road parking for two cars. The enclosed rear garden offers a combination of patio and lawn, along with side access, making it an ideal outdoor space for both leisure and entertaining. Viewings are advised.

SELLER'S SECRET

Beech Avenue sits within a well-established residential area of Market Harborough, meaning it benefits from a strong mix of everyday conveniences, schooling and transport links- all within easy reach.
The property enjoys a pleasant position on the edge of Market Harborough, offering access to a wide range of local amenities also.

Why we like it....

This lovely home benefits from a convenient yet peaceful setting, with easy access to a thriving town centre, which is one of the key reasons Market Harborough is often highlighted as a highly desirable place to live. Book your viewing today.

To buy or not to buy....

OSCAR JAMES

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