



Coleridge Way, Market Harborough **Freehold** £298,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Three Bedroom Semi-Detached Family Home
- Spacious Living Room
- Modern Kitchen / Dining Room
- Four-Piece Family Bathroom
- Enclosed South Facing Rear Garden

Welcome to the market, this modern three-bedroom semi-detached home, beautifully maintained and styled throughout. Occupying a sought-after position near the top of Kettering Road, placing the vibrant heart of Market Harborough within easy reach.

This home offers a seamless blend of contemporary design and everyday comfort.



The Ground Floor living offers a welcoming entrance hall opens into a light-filled dual-aspect living room, a convenient downstairs guest cloakroom, and a contemporary open-plan kitchen/dining room designed for both daily meals and easy entertaining.

The first-floor features three well-proportioned bedrooms alongside a surprisingly spacious family bathroom, complete with a premium four-piece suite including a separate shower and bathtub.

The property benefits from a sunny, south-facing rear garden with a paved patio area, ideal for summer dining and two private side-by-side parking spaces directly to the front.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE HALL

LIVING ROOM 14'11 x 12' (4.54m x 3.65m)

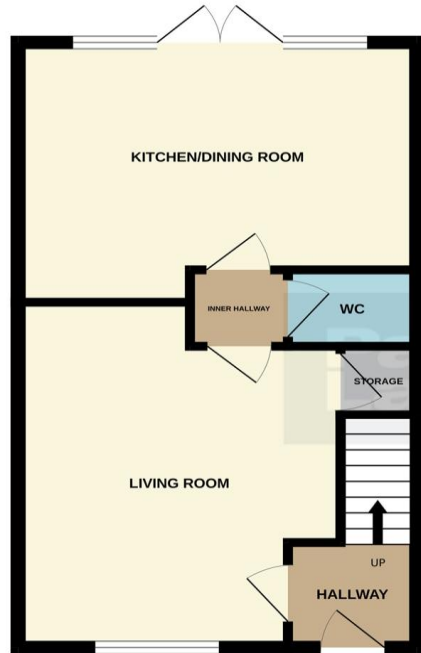
INNER HALL

CLOAKROOM

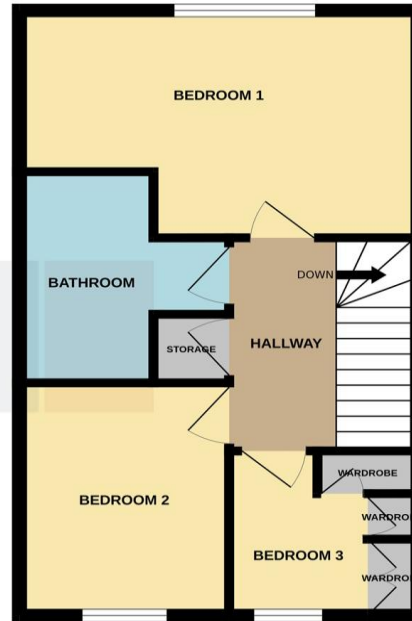
KITCHEN / DINING ROOM 15'6 x 8'9 (4.72m x 2.66m)



GROUND FLOOR



1ST FLOOR



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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FIRST FLOOR LANDING

BEDROOM ONE 15'3 x 9' (4.64m x 2.74m)

BEDROOM TWO 10'3 x 8'2 (3.12m x 2.48m)

BEDROOM THREE 6'11 x 4'11 plus wardrobes (2.10m x 1.49m)

BATHROOM 9'4 x 5'7 (2.84m x 1.70m)

OUTSIDE

FRONT GARDEN

PARKING FOR TWO

REAR GARDEN

AGENTS NOTE:

Annual Management Charge - £190.00

To view this property call Pattison Lane on:
01536 430527

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