

20 Thomas Avenue, Market Harborough, LE16 7BZ



£239,500

A beautifully presented and energy-efficient home, in a pleasant Cul de Sac location. Benefitting from off-road parking for two vehicles and a generous, fully enclosed rear garden.

Situated on the sought-after Wellington Place development to the north of Market Harborough with a recently opened Primary school, the property enjoys attractive green spaces, canal walks and is just a 5-minute walk from a local supermarket and café. Whilst also only a 15-minute walk from the town centre's shops, bars and restaurants.

The accommodation briefly comprises an entrance hall, lounge, kitchen/diner, downstairs WC, two double bedrooms and a modern bathroom.

Service without compromise

Entrance Hall



Accessed via a double glazed front door. Door off to: Lounge. Stairs rising to: First floor. Vinyl flooring. Radiator.

Lounge 15'7 x 9'5 (4.75m x 2.87m)



UPVC double glazed window to front aspect. TV and telephone point. Radiator. Door to: Kitchen/Diner.



Kitchen/Diner 12'9 x 10'10 (3.89m x 3.30m)



Kitchen Area



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel

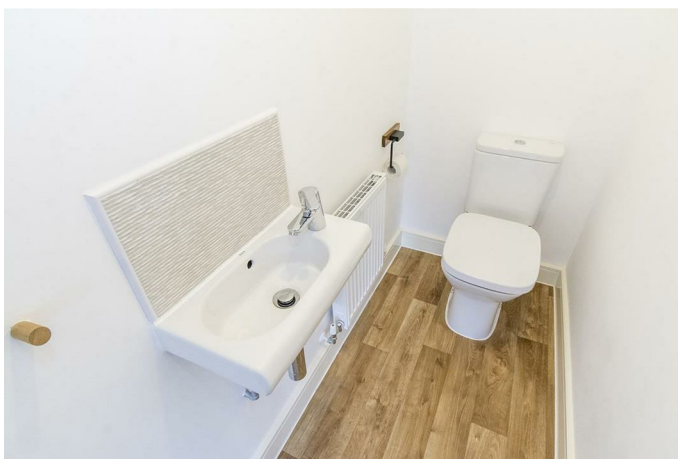
sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor, fully integrated dishwasher, integrated fridge/freezer and space with plumbing for a freestanding washing machine. The kitchen/diner has vinyl flooring, LED spotlights and a UPVC double glazed window overlooking the rear garden. Boiler.

Dining Area



Double glazed door out to: Rear garden. Door to: WC. Vinyl flooring. LED spotlights. Radiator.

WC



Comprising: Low level WC and compact wash hand basin with tiled splash back. Vinyl flooring. Radiator.

Landing



Doors off to: Bedrooms and bathroom. Loft hatch access.

Bedroom One 12'9 x 9'5 (3.89m x 2.87m)



UPVC double glazed window to rear aspect. Built-in double wardrobe. TV point. Radiator.

Bedroom Two 10'7 x 9'2 (3.23m x 2.79m)



UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.

Bathroom 7'6 x 5'9 (2.29m x 1.75m)



Comprising: Panelled bath with shower over, low level WC and wash hand basin. There is feature wall tiling to the bath/shower area and a tiled splash back to the wash hand basin. Vinyl flooring. LED spotlights. Heated towel rail. UPVC double glazed window to side aspect.



Outside



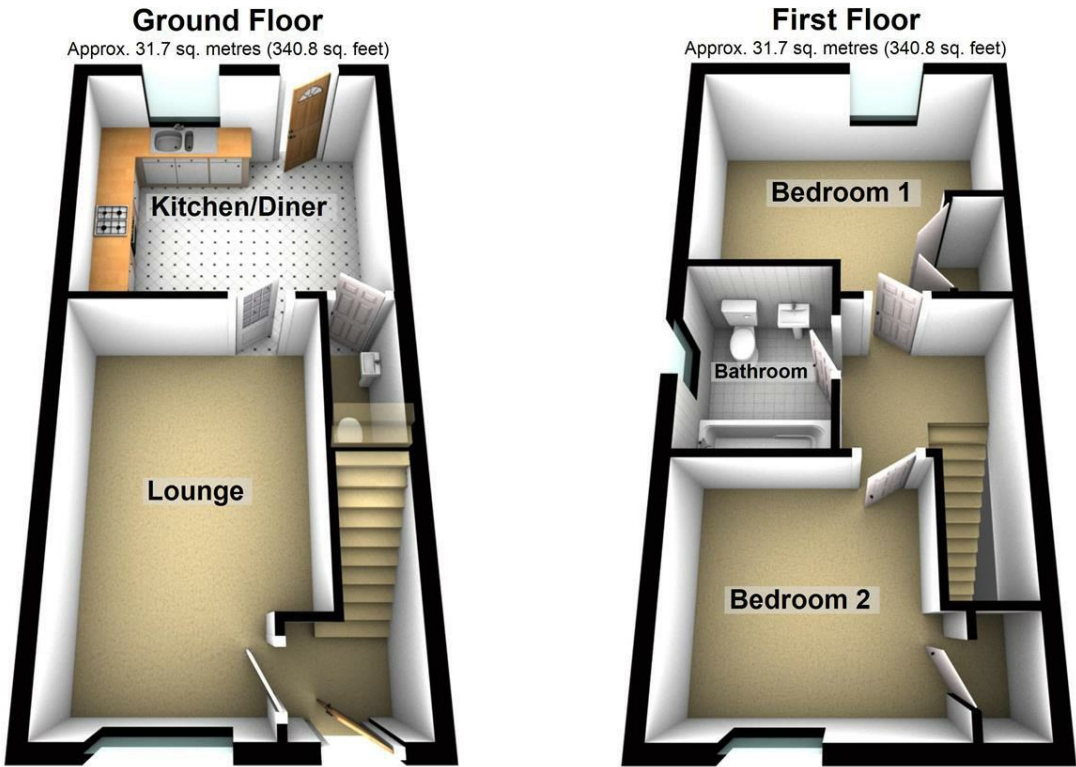
The property is positioned within a peaceful cul-de-sac location having a low maintenance front garden area and pathway to front door, tandem driveway providing parking for two vehicles, pedestrian gate to rear. There is an unusually large rear garden with a paved area and large lawn.



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.

Floor Plan

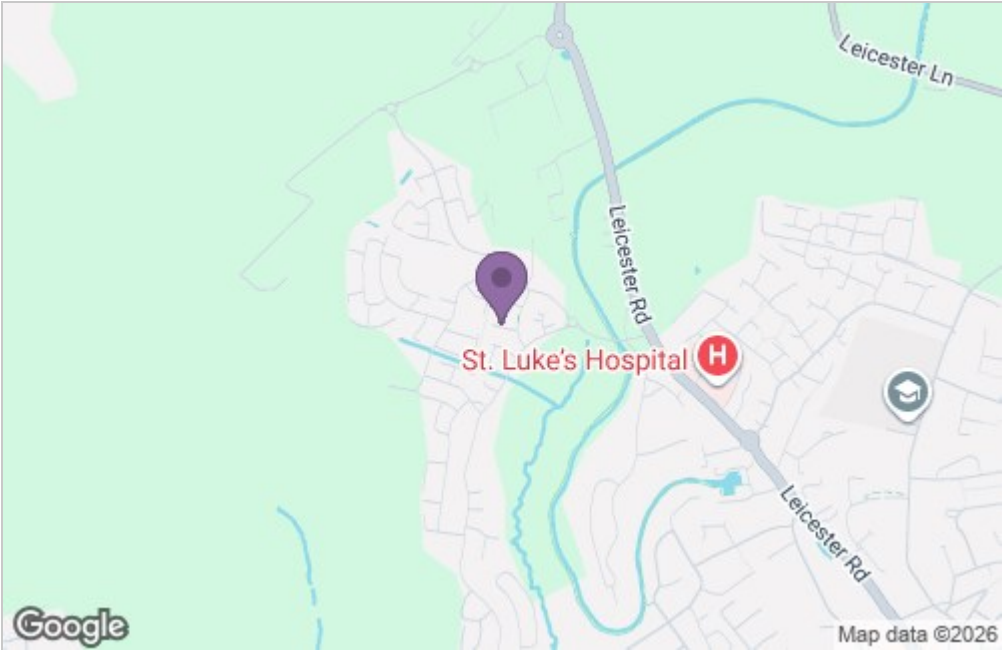


Total area: approx. 63.3 sq. metres (681.6 sq. feet)

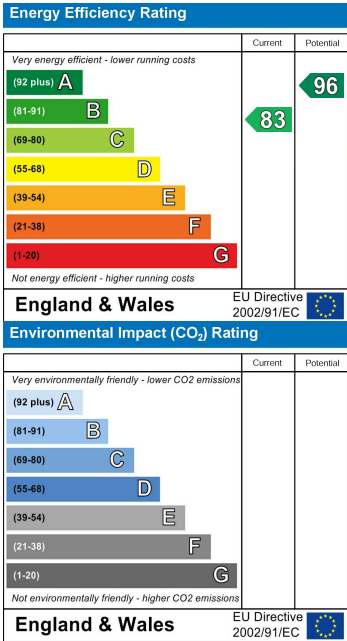
THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise