ADAMS & JONES

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Service without compromise

21 Naseby Close, Market Harborough, LE16 9NX

£245,000

Located on a cul-de-sac opposite a pleasant little green in the sought after town of Market Harborough with its vast range of amenities and excellent schooling is this spacious three bedroom property. The property is entered via a hallway with a lounge on the left and a kitchen/diner at the rear where you will find an opening through into a bar/coffee room off to the side. To the first floor there is a landing, three generously proportioned bedrooms and bathroom. Outside to the front of the property you will find a private driveway and there is a pleasant garden at the rear.

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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

Double-glazed front entrance door. Tiled floor. Radiator.

Lounge 13'7" x 12'0" (4.14m x 3.66m)

UPVC double-glazed window to front. Gas fire inset to polished stone hearth with timber mantle piece over. Radiator.

Kitchen/Diner 14'6" x 9'11" (4.42m x 3.02m)

UPVC double-glazed window to rear. UPVC double-glazed rear entrance door to garden. Fitted range of floor mounted units with roll edge work tops. Electric oven. Gas hob with extractor hood over. Tiled splash backs. Tiled flooring. Radiator.

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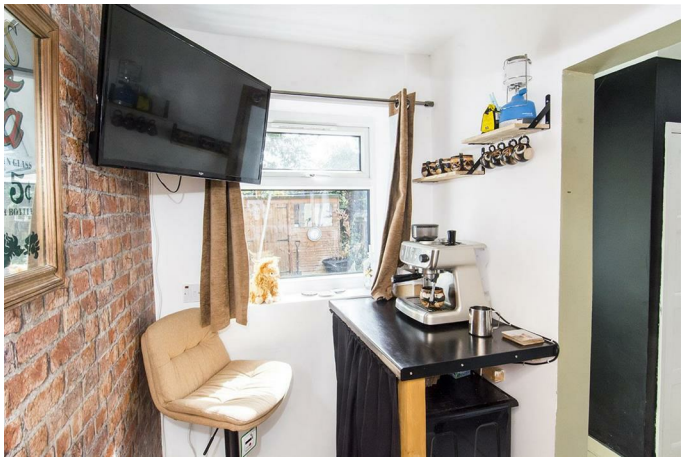
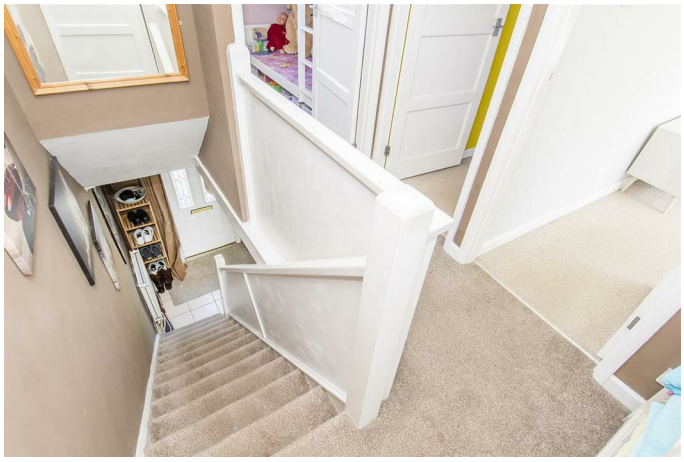
Bar/Coffee Room 9'11" x 4'8" (3.02m x 1.42m)

UPVC double-glazed widow to rear with built in bar and coffee table.



First Floor Landing



Loft access hatch.

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Bedroom One 11'11" x 11'9" (3.63m x 3.58m)

Two UPVC double-glazed windows to front. Radiator.

Bedroom Three 9'6" x 8'11" (2.90m x 2.72m)

UPVC double-glazed window to front. Built in cupboard. Radiator.

Bedroom Two 12'8" x 10'2" (3.86m x 3.10m)

UPVC double-glazed window to rear. Cupboard housing valiant combination central heating boiler. Radiator.

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Bathroom 8'7" x 5'8" (2.62m x 1.73m)

Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath with built in shower over. Heated towel rail. Tiled walls. Tiled floor.

Front

Paved driveway providing private off road parking. Access tunnel shared with next door through to private rear garden.

Rear Garden

Comprising; lawned area, timber decking, plant boarders and timber shed.

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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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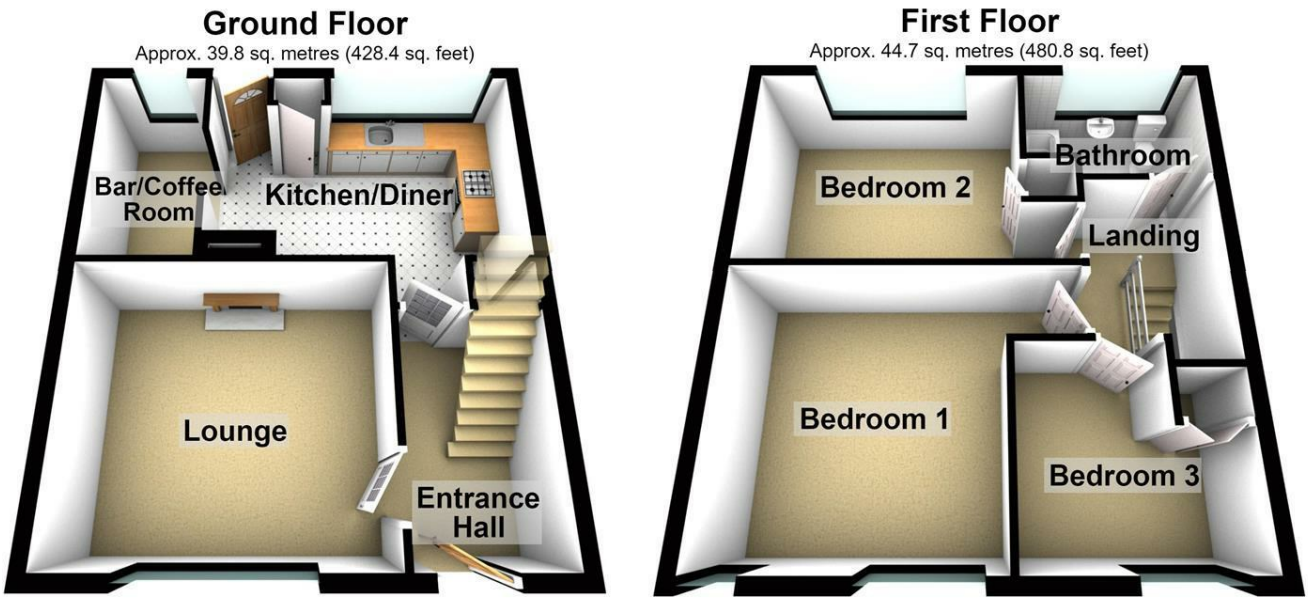
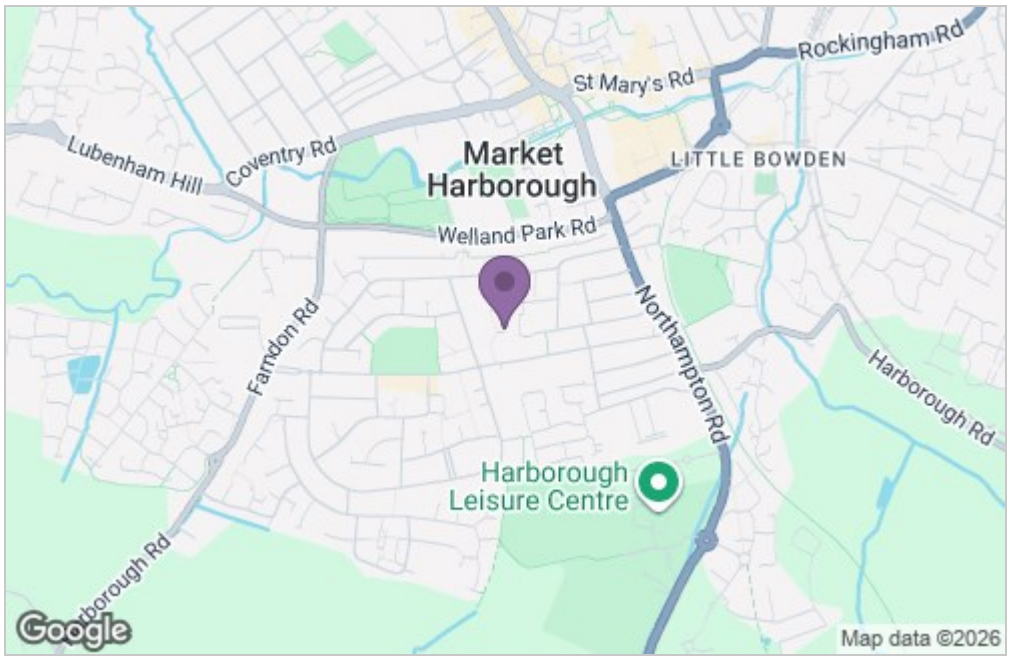
Floor Plan

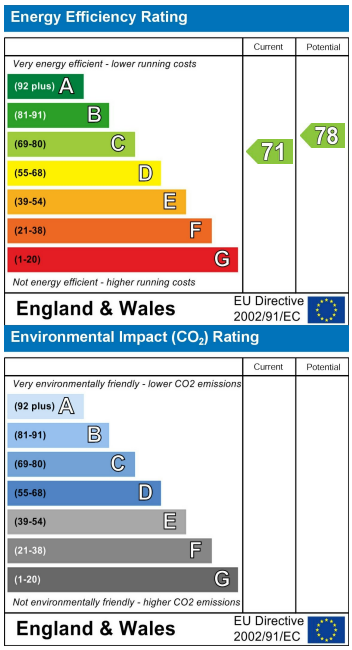


Total area: approx. 84.5 sq. metres (909.2 sq. feet)

Area Map



Energy Efficiency Graph



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