

9 Crescent Close, Market Harborough, LE16 7JH



Offers Over £280,000

Situated in the leafy cul-de-sac of Crescent Close, Market Harborough, this charming semi-detached house offers a delightful opportunity for families and first-time buyers alike. Spanning an inviting 692 square feet, the property features a well-proportioned reception room that serves as the heart of the home, perfect for relaxation, a breakfast kitchen with pantry and three bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located, ensuring ease of access for all, with space to add an upstairs WC. One of the standout features of this property is the large south-east facing garden, which presents a wonderful outdoor space for gardening enthusiasts or for the kids to play in the sun. Parking is made easy with space to the front providing off road parking, adding to the convenience of this lovely home. The location is particularly advantageous, being well-placed for access to the town centre, local schools and train station making it ideal for downsizers, families and commuters alike! Moreover, there is scope for extension, subject to planning permission, allowing you to tailor the property to your specific needs and preferences. With no onward chain, this home is ready for you to move in and make it your own without delay. In summary, this semi-detached house in Crescent Close is a fantastic opportunity to secure a peaceful yet accessible home in Market Harborough. With its generous garden, potential for expansion, and proximity to essential amenities, it is a property not to be missed.

Entrance Hall



Accessed via front door. Stained glass window to side aspect. Doors off to: Lounge, kitchen and bathroom. Stairs rising to: First floor. Vinyl flooring. Radiator.

Lounge 15'10 x 11'0 (4.83m x 3.35m)



UPVC double glazed bay window to front aspect. Gas feature fireplace. Under stairs storage cupboard. TV point. Radiator.

Breakfast Kitchen 10'10 x 9'8 (3.30m x 2.95m)



Having a selection of fitted base and wall units with a laminate worktop over and a single bowl composite sink. UPVC double glazed rear door out to: Garden. UPVC double glazed window to rear aspect. Door into: Walk-in pantry benefitting from shelving and a tiled floor. There is a free-standing electric cooker, fitted washing machine and space for a fridge/freezer. Built-in storage cupboard. Vinyl flooring. Radiator.

Bathroom 6'1 x 4'8 (1.85m x 1.42m)



Comprising: Bath with shower over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Wall tiling to wet areas and floor tiling. Radiator.

First Floor Landing

Doors off to: Bedrooms. UPVC double glazed window to front aspect. Built-in cupboard housing boiler. Loft hatch access.

Bedroom One 11'2 x 10'0 (3.40m x 3.05m)



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

Bedroom Two 10'11 x 8'5 (3.33m x 2.57m)



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

Bedroom Three 7'9 x 7'0 (2.36m x 2.13m)



UPVC double glazed window to rear aspect. Radiator.

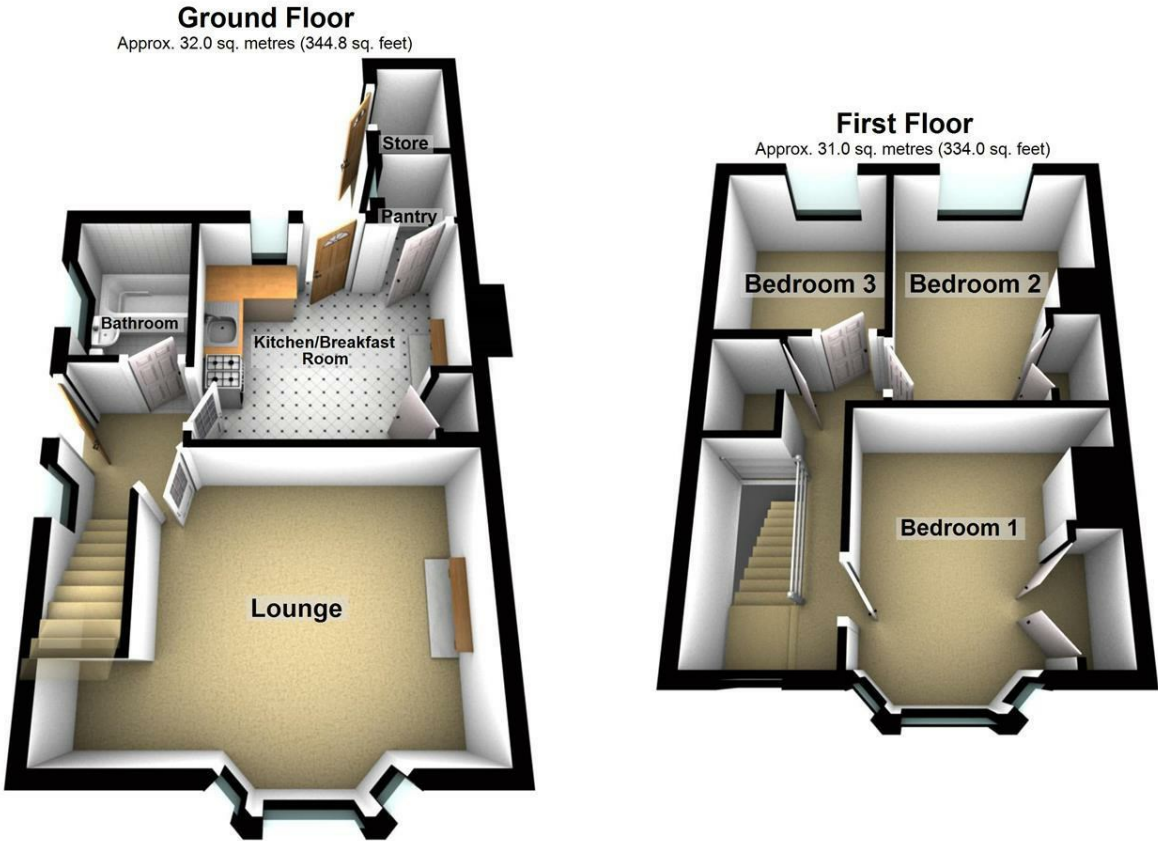
Outside



One of the standout features of this great home is the wonderful leafy location and the generous size plot. Having off road parking to the front on the gravelled driveway. A pathway leads to the front door located to

the side of the property. There is pedestrian gated access into the rear. The splendid large South East facing garden is a gardeners dream or a great area for the family. Currently there are two paved patios, a lawn, gravel area with planted borders and a further area to the rear garden screened by trellis. In addition, there is coal shed suitable for storage. The garden is extremely private and offers an abundance of established trees, planting and shrubbery.

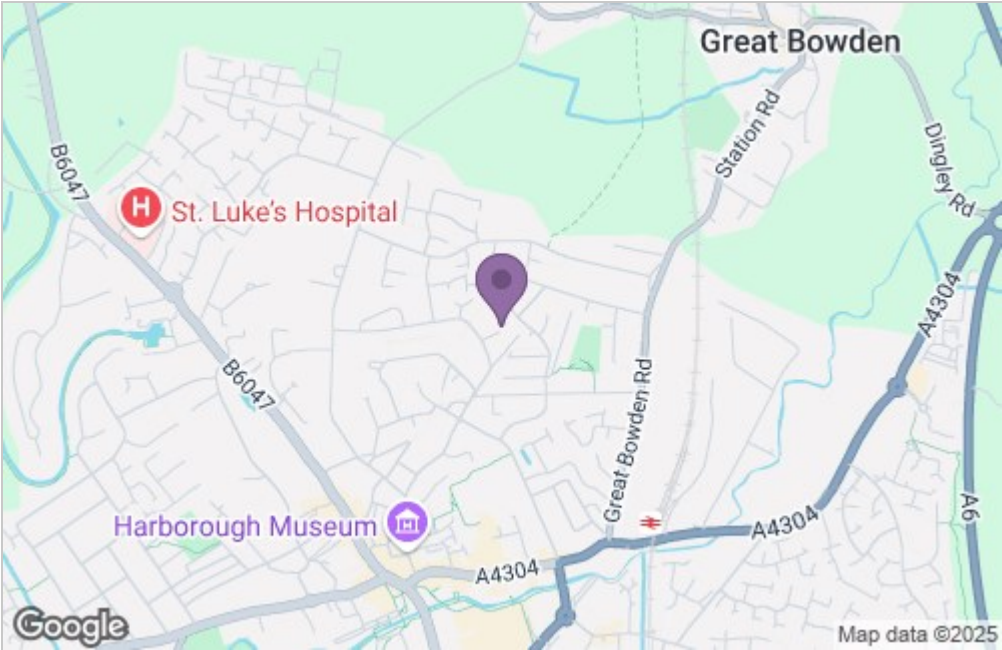
Floor Plan



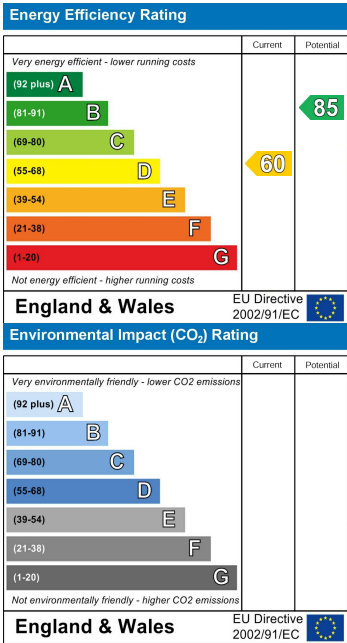
Total area: approx. 64.3 sq. metres (692.1 sq. feet)

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