ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

9 Cherry Avenue, Market Harborough, LE16 9NQ

Offers Over £350,000

An extremely stylish and spacious semi-detached property with accommodation arranged over three storeys, located in the ever popular Farndon Fields development. The property sits in the more recently built part of the development not far from the fantastic Farndon Fields Farm Shop, with easy access in to Market Harborough's town centre with its vast range of amenities. Accommodation is offered with a stunning contemporary design and has been meticulously maintained by its current owner. To the ground floor is an entrance hallway with a ground floor WC, a useful utility cupboard and a stunning open pan living/dining/kitchen with bi-fold doors out to the rear garden. To the first floor there's a landing, master bedroom with en-suite and a lounge which can also be used as a fourth bedroom if required. The top floor sees another landing, two further double bedrooms and family bathroom. Outside the property offers a tarmacked driveway for two cars with gated side access leading in to the rear garden. The garden benefits from the fantastic upgrade of having been landscaped and also faces a Southerly direction to make the most of the sunshine.

naea | propertymark PROTECTED
The Property Ombudsman
arla | propertymark PROTECTED

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.

ADAMS & JONES

Entrance Hallway

Double-glazed composite front entrance door and sidelight. Storage cupboard. Radiator.

Ground Floor WC 5'8" x 5'2" (1.73m x 1.57m)

Opaque double-glazed window to front. WC. Wash hand basin. Extractor fan. Radiator.

Utility Cupboard

Space and plumbing for washing machine. Floor mounted units with worktop over.

Living/Dining/Kitchen 21'9" x 14'8" max / 6'5" min (6.63m x 4.47m max / 1.96m min)

Aluminium framed double-glazed bi-folding doors to the rear. Fitted range of contemporary wall and floor mounted units with work tops over and stainless steel sink inset. Electric oven and combi oven. Integrated dishwasher. Gas four ring hob with extractor hood over. Integrated fridge/freezer. Two radiators.

Service without compromise

ADAMS & JONES

Kitchen Area

Lounge/Fourth Bedroom 14'8" x 9'4" (4.47m x 2.84m)

Two UPVC double-glazed windows to rear. Radiator.

Lounge/Dining Area

First Floor Landing

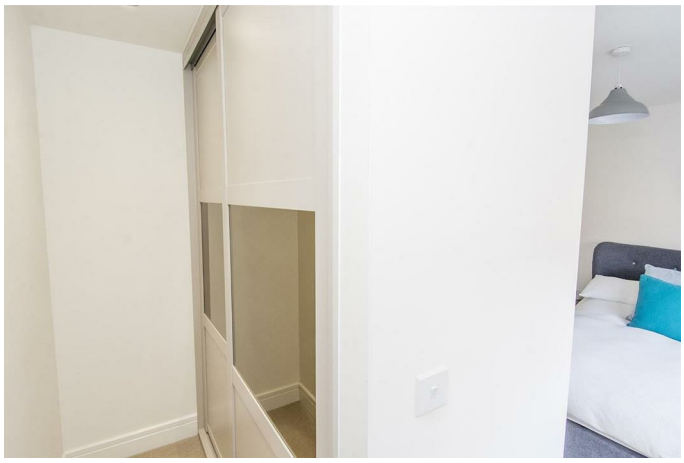
Radiator.

Service without compromise

ADAMS & JONES

Master Bedroom 14'8" max into dressing area / 10'0" min x 8'8" (4.47m max into dressing area / 3.05m min x 2.64m)

UPVC double-glazed window to front. Partitioned dressing area with range of fitted wardrobes. Radiator.



Master En-Suite 8'6" x 4'5" (2.59m x 1.35m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin. Walk in shower cubicle. Built in storage cupboard.

Second Floor Landing

Large airing cupboard. Loft access hatch.

Service without compromise

ADAMS & JONES

Bedroom Two 14'8" z 11'3" max / 8'8" min (4.47m z 3.43m max / 2.64m min)

UPVC double-glazed window to front. Loft access hatch. Radiator.

Bedroom Three 14'9" x 9'5" max / 8'1" min (4.50m x 2.87m max / 2.46m min)

UPVC double-glazed window to rear. Radiator.

Service without compromise

ADAMS & JONES

Bathroom 6'8" x 5'5" (2.03m x 1.65m)

UPVC double-glazed window to side. WC. Wash hand basin. Panelled bath with shower over. Extractor fan.

Front

Tarmac driveway for two cars. Gated side access leading in to the rear garden.

Rear Garden

Facing approximately a Southerly direction and having been landscaped to include pathed patio, lawned area and timber shed.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a

Service without compromise

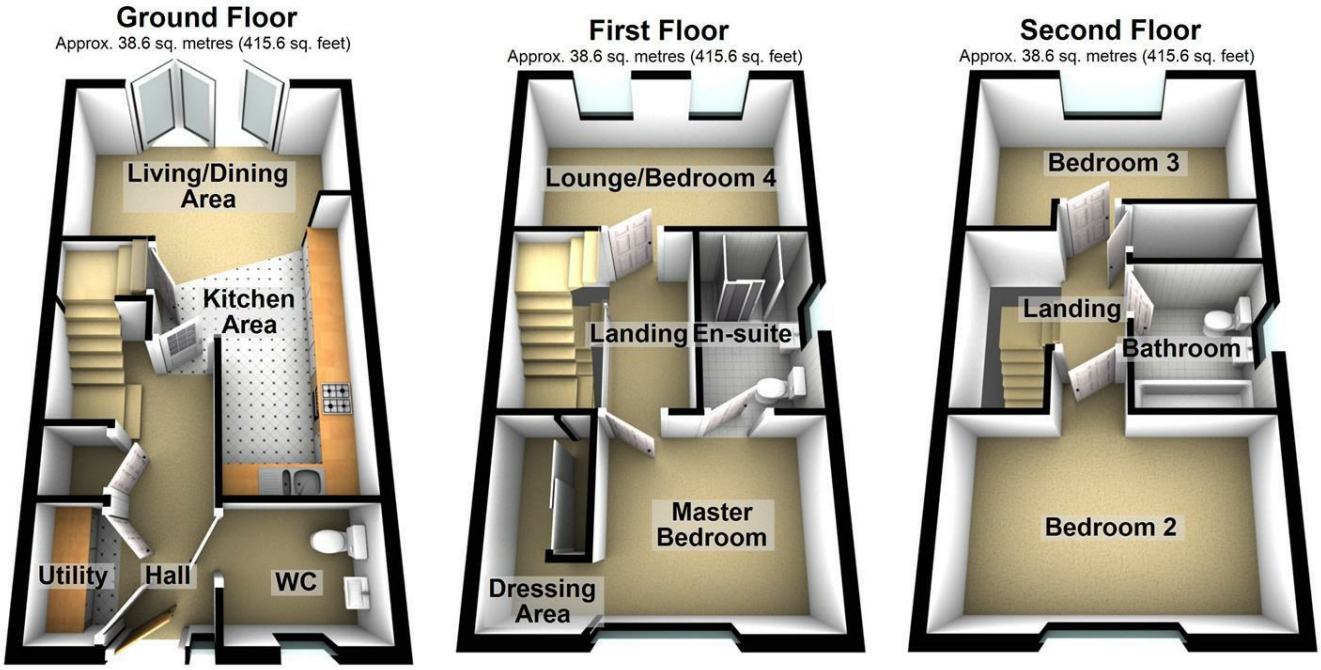
ADAMS & JONES

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.

Service without compromise

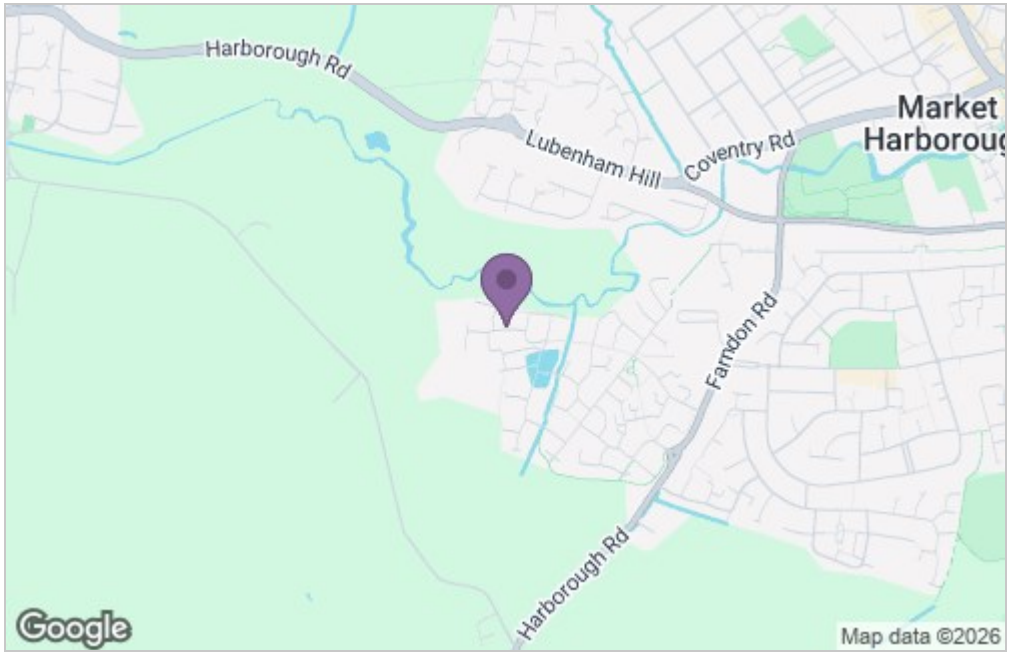
ADAMS & JONES

Floor Plan

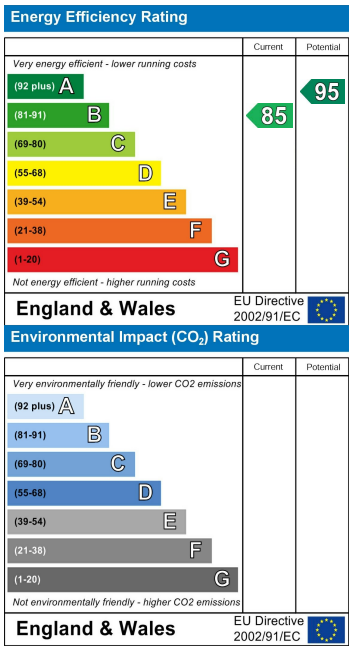


Total area: approx. 115.8 sq. metres (1246.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise