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14 Skippon Close, Market Harborough, LE16 9PG

£250,000

A substantial end of terrace family home well located on a quiet cul de sac towards the Southern outskirts of this popular market town.

The gas centrally heated and double glazed accommodation comprises: Porch, entrance hall, lounge, kitchen/diner, rear porch, conservatory, landing, three bedrooms and family bathroom. There are also larger than average gardens and off road parking.

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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 Porch
Accessed via opaque double-glazed composite front door. Opaque glazed door to entrance hall.

Entrance hall

Radiator. Opaque double-glazed window to the side elevation. Wood laminate flooring. Stairs rise into the first floor with understairs storage cupboard. Doors to rooms.

Lounge 12'11" x 11'9" (3.94m x 3.58m)

Double-glazed window to the front elevation. Radiator. Television point. Wall light.

Kitchen/Diner 19'2" x 8'10" (5.84m x 2.69m)

Fitted base and wall units. Laminated work surfaces. Stainless steel single sink and drainer. Space and plumbing for automatic washing machine. Space and point for electric cooker. Stainless steel extractor hood. Radiator. Two wall lights. Fitted ceiling downlighters. Wood laminate flooring. Double-glazed window to the rear elevation. Radiator. Opaque double-glazed door to the side porch. Double-glazed French doors to the conservatory.

Side Porch
Double-glazed side window. Opaque glazed door leading out to the rear garden.

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Conservatory 11'10" x 11'5" (3.61m x 3.48m)

UPVC double-glazed conservatory with brick base and pitched roof. Double-glazed French doors leading out to the rear garden.

First Floor Landing

Double-glazed window to the side. Timber balustrade. Access to loft space.

Bedroom One 10'2" min x 11'11" (3.10m min x 3.63m)

Double-glazed window to front. Radiator. Airing cupboard housing gas fired combination central heating boiler.

Bedroom Two 11'5" x 8'11" (3.48m x 2.72m)

Double-glazed window to the rear elevation. Radiator.

Bedroom Three 8'10" x 7'9" (2.69m x 2.36m)

Double-glazed window to front. Radiator. Fitted wardrobes.

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Bathroom

Panelled bath with electric shower fitment over. Low level wc. Pedestal wash hand basin. Complimentary tiling. Radiator. Opaque double-glazed window.

Outside

To the front of the property is a hood sized lawned front garden with gravelled driveway providing parking for several cars. Side access to the rear garden. The rear garden is of a good size and laid mainly to lawn. Timber garden store. Timber lat fencing.

Rear Aspect

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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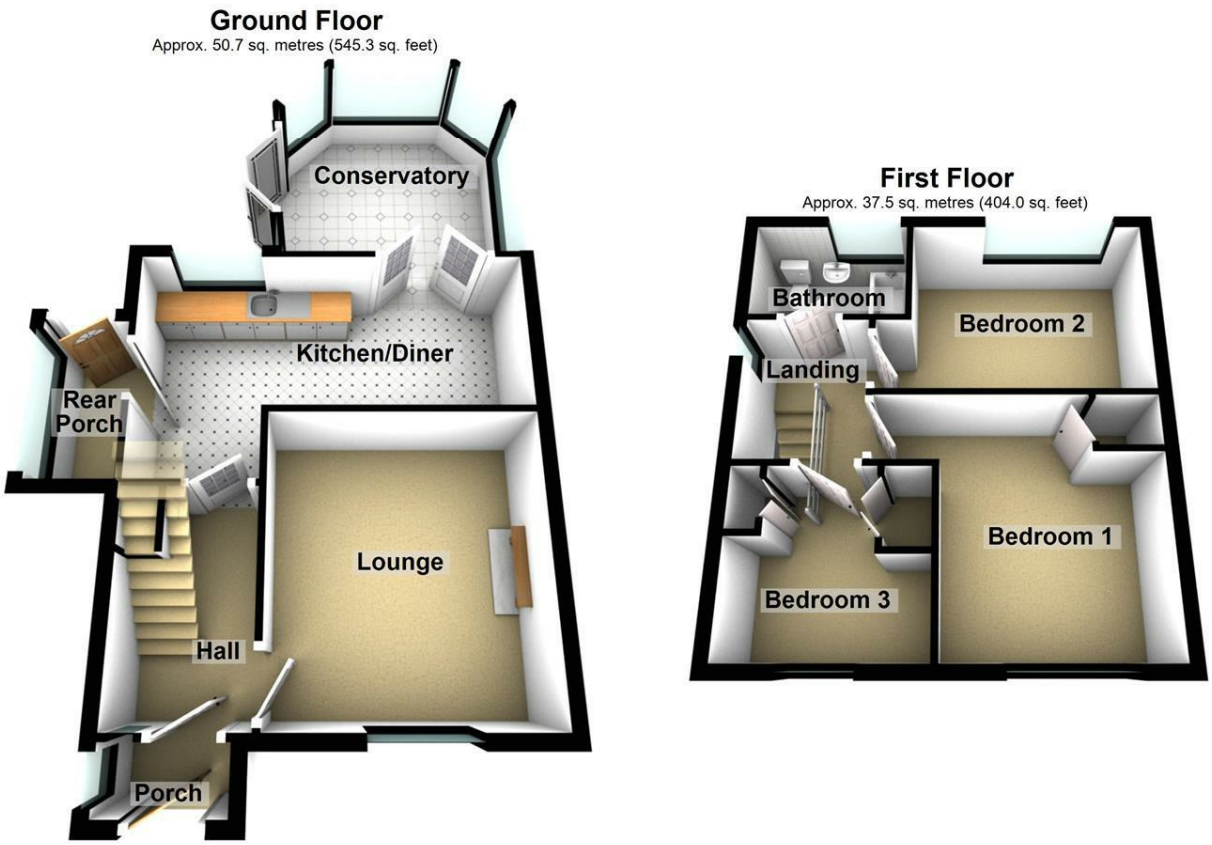
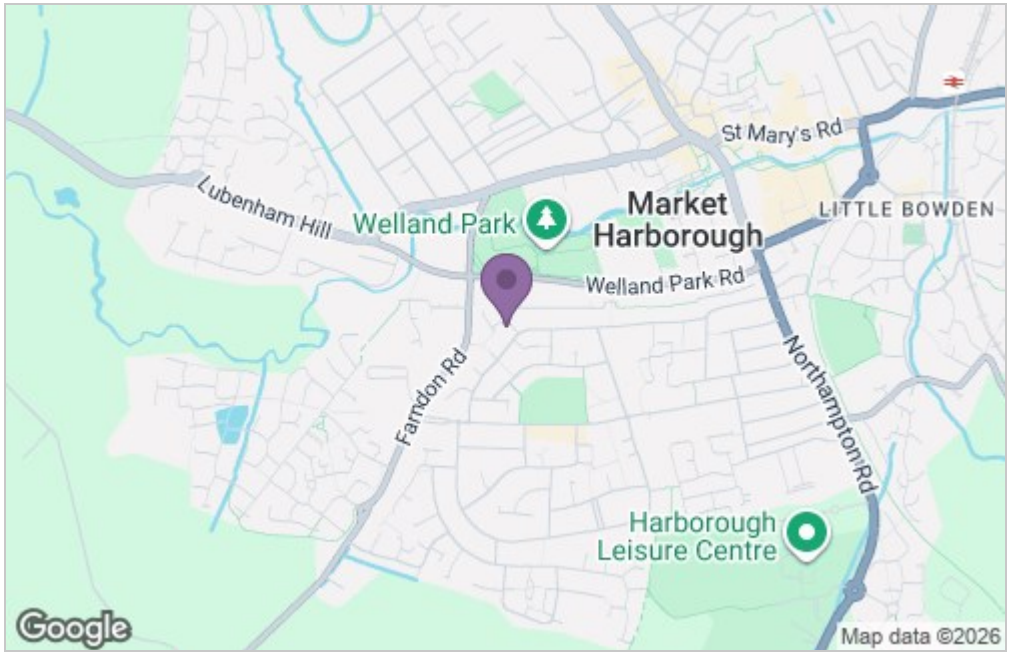
Floor Plan

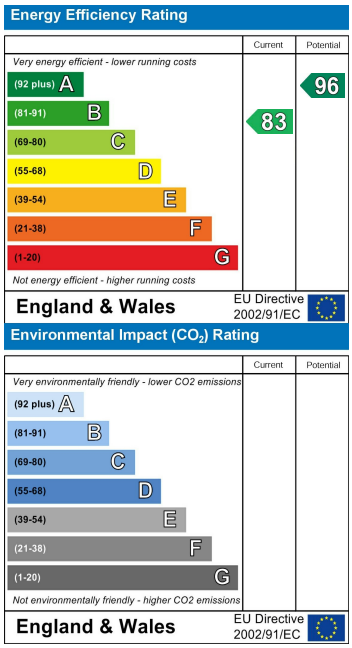


Total area: approx. 88.2 sq. metres (949.3 sq. feet)

Area Map



Energy Efficiency Graph



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