

## 2a Gardiner Street, Market Harborough, LE16 9QW



**£725,000**

Currently nearing the end of construction is this individual three storey detached family home offering substantial accommodation in excess of 2,000 square feet.

Situated on a good sized plot in one of the most sought after parts of town the property is being fitted to a high specification but is still at a stage where a buyer could have some input into final finishes etc, subject to budget restraints.

The accommodation will include a 23'7" x 18'3" fitted kitchen/diner, family room with bifold doors to the rear garden, lounge, utility room, downstairs WC, master bedroom suite with large dressing room and en-suite, four further bedrooms and two further bathrooms. There is also a good sized private garden, off road parking and a single garage.

*Service without compromise*

## Entrance Hall



Accessed via composite double-glazed composite front door. Double-glazed window to the front elevation. Stairs rise into the first floor. Doors to rooms.

## Lounge 14'3" x 11'8" (4.34m x 3.56m)



Double-glazed window to the front elevation. Under floor heating.



## Downstairs WC

Pedestal wash hand basin. Low level wc. Extractor fan.

## Kitchen/Diner 23'7" x 18'3" max (7.19m x 5.56m max)



Double-glazed window to the front elevation. Fitted base and wall units. Fitted appliances to include; double oven, fridge and freezer, gas hob and stainless steel hood and automatic dishwasher. Solid quartz work surfaces and splash backs. Engineered oak flooring. Fitted island unit with further base units and quartz work surfaces and inset single sink and drainer. Under floor heating. Doors to wc and utility room. Opening through to family room.



Family Room 17'0" x 9'9" (5.18m x 2.97m)



Double-glazed bi-fold doors opening out to the rear garden. Double-glazed sky light window. Under floor heating.



*Service without compromise*

Utility Room 11'9" x 5'4" (3.58m x 1.63m)



Opaque double-glazed door leading outside. Double-glazed window to the rear elevation. Fitted base units. Space and plumbing for automatic washing machine. Double doors to walk in boiler cupboard housing gas fired central heating boiler and hot water cylinder and controls for under floor heating.

First Floor Landing



Double-glazed window to the front elevation. Built in linen cupboard. Doors to rooms.

Bedroom One 11'10" x 9'9" (3.61m x 2.97m)



Double-glazed window to the front elevation. Radiator. Open to dressing room.



Dressing Room 6'10" x 6'3" (2.08m x 1.91m)



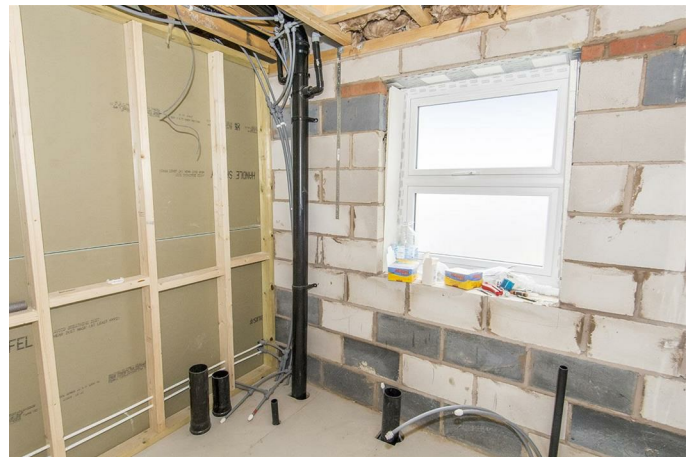
Door to en-suite. Door to walk in wardrobe.

Walk In Wardrobe 5'2" x 6'9" (1.57m x 2.06m )

En-Suite



To be fitted with a double shower cubicle, panelled bath, wash hand basin and low level wc. Opaque double-glazed window. Vinyl flooring.



Bedroom Three 11'7" x 11'1" (3.53m x 3.38m)



Double-glazed window to the rear elevation. Radiator.



Bedroom Four 11'2" x 11'7" (3.40m x 3.53m)



Double-glazed window to the front elevation. Radiator.



Second Floor Landing

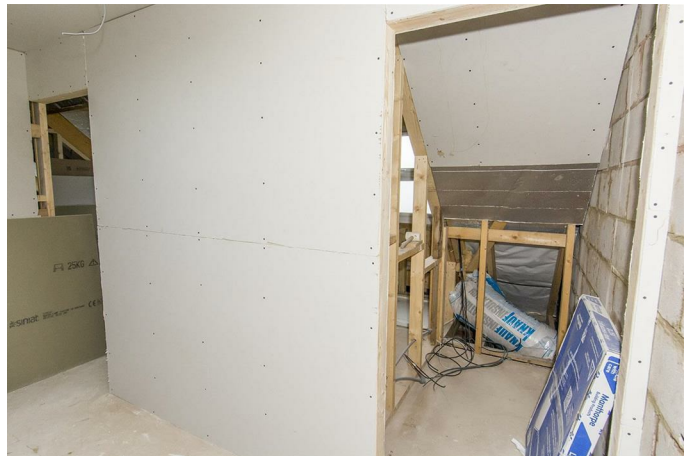


Double-glazed window to the rear elevation. Doors to rooms.

Bedroom Two 14'8" x 13'1" plus dorma (4.47m x 3.99m plus dorma )



Double-glazed window to the rear elevation. Radiator.



Bedroom Five 11'10" x 6'10" (3.61m x 2.08m )

Bathroom



Double-glazed window to the rear elevation. Radiator.

Panelled bath with shower fitment over. Vanity unit with inset wash hand basin. Low level wc. Radiator. Opaque double-glazed window.

## Outside

To the side of the property is parking for several cars in front of the garage. There's pedestrian side access to the rear garden. The rear garden will be laid mainly to lawn with paved patio area and will be enclosed by timber lat fencing.

## Garage



Brick constructed detached single garage with an up and over door. Power and lighting.

## Rear Garden



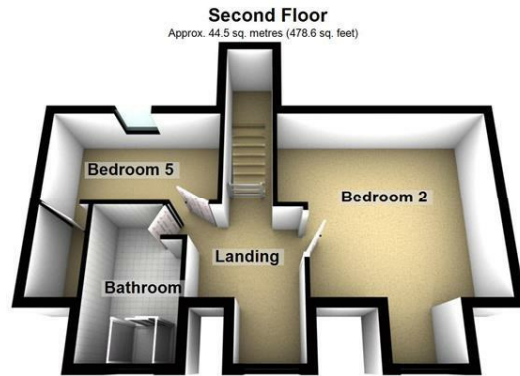
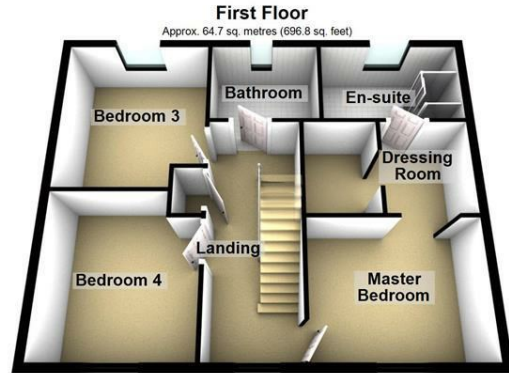
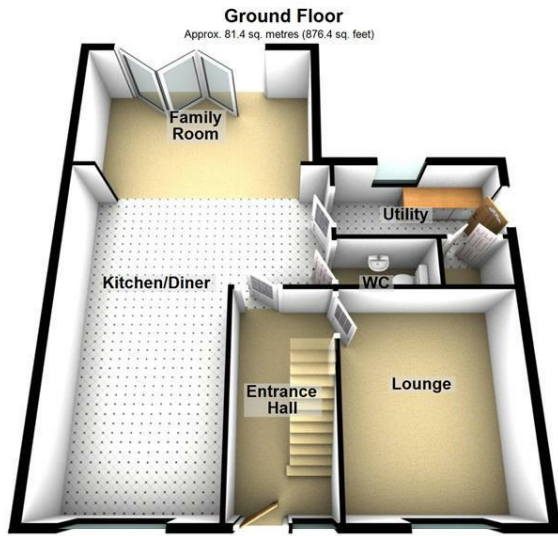
## Rear Aspect



## Note For Prospective Buyers

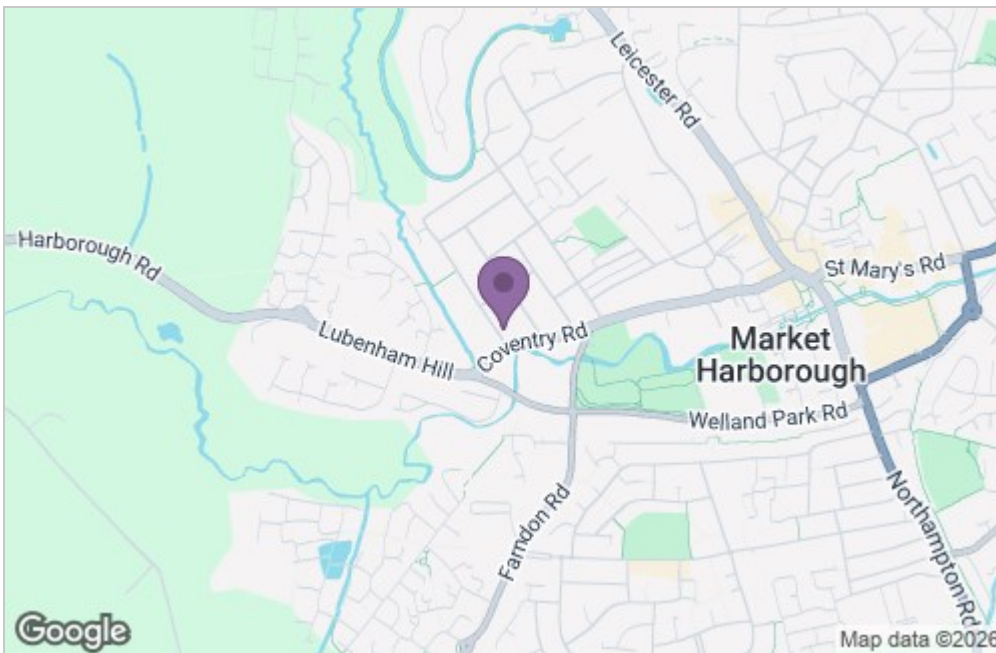
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



Total area: approx. 190.6 sq. metres (2051.8 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		