

## 17 The Headlands, Market Harborough, LE16 7DH



**£270,000**

Located in The Headlands, Market Harborough, this delightful extended semi-detached home offers a perfect blend of comfort and convenience. Spanning an impressive 952 square feet, the property boasts multiple inviting reception areas, providing ample space for both relaxation and entertaining guests and not to mention the modern open plan kitchen/diner! The property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests. The bathroom is thoughtfully designed with a large walk-in shower, ensuring functionality and comfort for everyday living, plus the added benefit of a downstairs WC. One of the standout features of this property is its prime location, within walking distance to local amenities. This means that shops, schools, train station and recreational facilities are just a short stroll away, enhancing the appeal for those who value accessibility. Additionally, the home offers off-road parking for two vehicles at the rear, a valuable asset in today's busy world. This feature not only provides convenience but also adds to the overall practicality of the property. In summary, this semi-detached house at The Headlands is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a spacious and well-appointed home. With its multiple reception areas and proximity to essential amenities, it is sure to attract interest from a variety of buyers.

*Service without compromise*

## Entrance Hall

Doors to rooms.

Lounge 12'4" x 11'8" (3.76m x 3.56m)

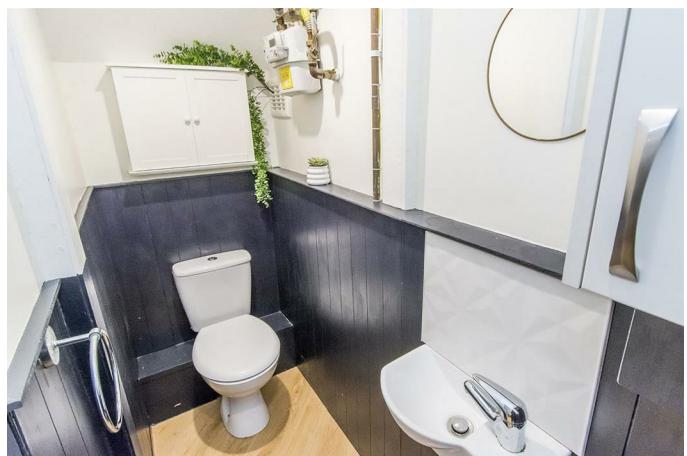


Double-glazed bay window to front elevation. Wood laminate flooring. Electric coal effect fire and surround. Television point.

(Lounge Photo Two)



## Downstairs WC



Wash hand basin and low-level WC. Wood laminate flooring. Wall mounted gas-fired combination central heating boiler.

Study/Playroom 9'1" x 6'3" (2.77m x 1.91m)



Double-glazed window to rear elevation.

Kitchen/Breakfast Room 17'3" x 11'3" (5.26m x 3.43m)



Range of fitted base and wall units. Solid quartz work surfaces and splash-backs. Fitted double oven and induction hob with stainless steel extractor hood over. Fitted fridge and freezer. Stainless steel single sink. Radiator. Double-glazed Velux window. Double-glazed window to rear elevation. Double-glazed door to Conservatory.

(Kitchen/Breakfast Room Photo Two)



Conservatory 11'10" x 9'3" (3.61m x 2.82m)



Double-glazed window to rear elevation. Double-glazed French doors opening out to rear garden. Electric panel heater. Utility storage with space and plumbing for automatic washing machine.

#### Landing

Doors to rooms.

Bedroom One 15'0" x 8'5" (4.57m x 2.57m)



Double-glazed window to front elevation. Radiator.

(Bedroom One Photo Two)



Bedroom Three 10'4" x 6'7" (3.15m x 2.01m)



Bedroom Two 11'11" x 7'7" (3.63m x 2.31m)



Double-glazed window to rear elevation. Radiator.

(Bedroom Three Photo Two)



Double-glazed window to rear elevation. Radiator.

(Bedroom Two Photo Two)



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Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin and low-level WC. Radiator. Double-glazed window to side elevation.

(Shower Room Photo Two)

Outside (Front)

Parking for one car. Side gated access to rear garden.

Outside (Rear)



Mainly paved with AstroTurf lawn. Raised decked patio area. Block paved parking for further two cars to the rear.

(Parking)



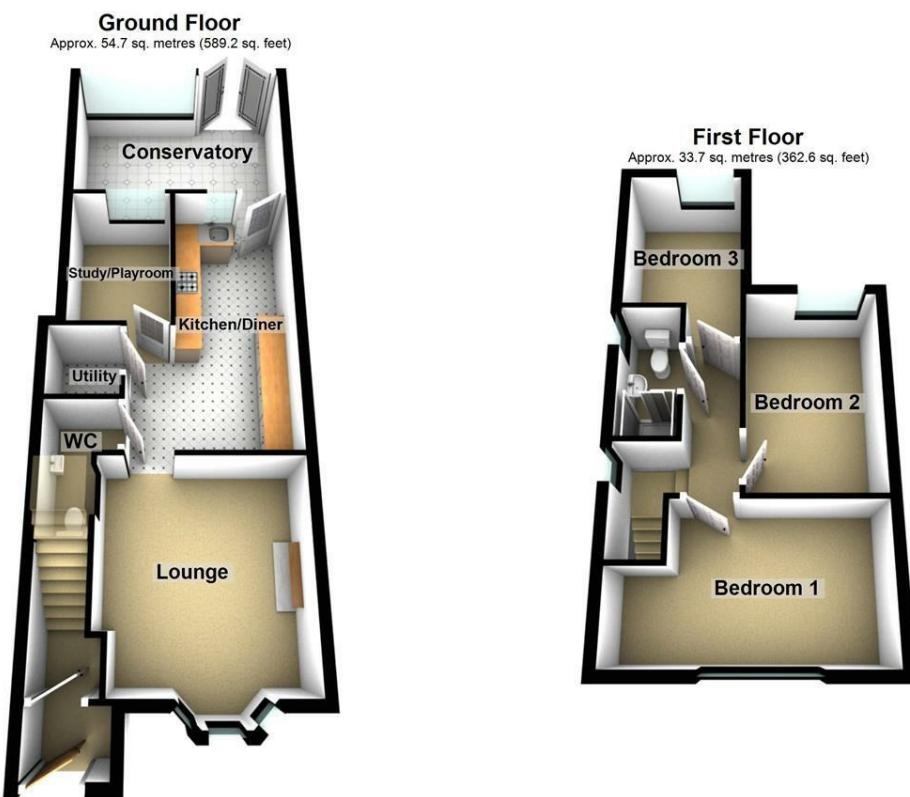
(Rear Aspect Photo)



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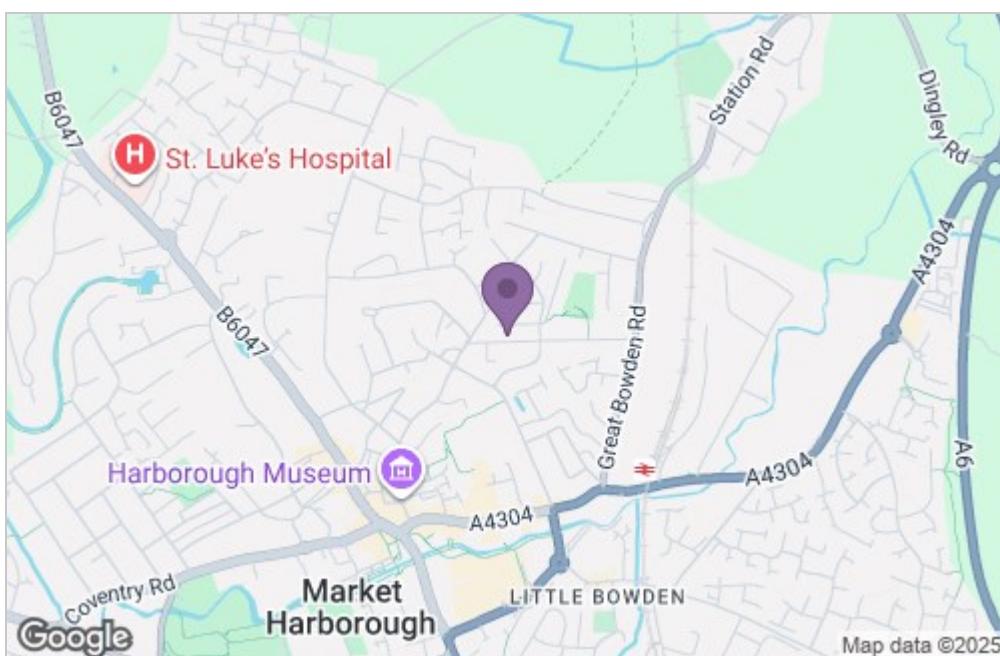
# ADAMS & JONES

## Floor Plan

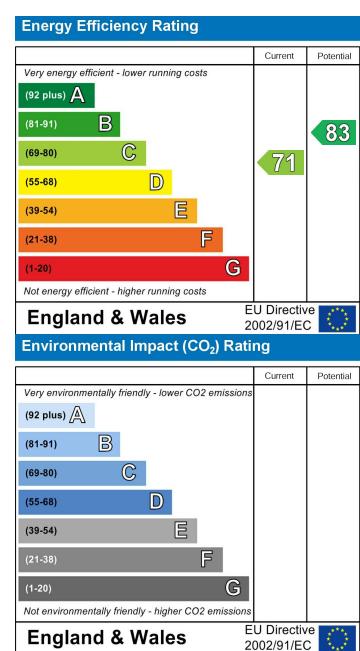


Total area: approx. 88.4 sq. metres (951.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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