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Service without compromise

12 St Nicholas Close, Little Bowden, LE16 8AT









£285,000

Desirably located in Little Bowden, a delightful, almost village-like suburb of Market Harborough town with its vast range of fantastic amenities, is this spacious three bedroom semi detached bungalow. The gas centrally heated accommodation comprises: Entrance hall, lounge, inner hall, fitted kitchen, three bedrooms and bathroom with four piece suite. There is also a private lawned garden, off road parking and single garage. The property is being offered through Adams & Jones with the benefit of no upward sales chain to aid a potentially swift completion.

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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 Hall
Accessed via opaque double glazed front door with double glazed sidelight. Radiator. Tiled flooring. Opaque glazed door to:-

Lounge 15'10" x 11'11" (4.83m x 3.63m)



Double glazed picture window to the front elevation. Modern fitted gas fire. Television point. Telephone point. Radiator. Door to Bedroom Three and Inner Hall.

Inner Hall
Room thermostat. Doors to rooms.

Kitchen 10'3" x 7'6" (3.12m x 2.29m)



Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Space and plumbing for washing machine and dishwasher, Integrated refrigerator and oven with four ring gas hob beneath filter extractor fan. Radiator. Ceiling down lighters. Double glazed window to the rear aspect. Opaque double glazed door to:-

Rear Porch
Window to the side elevation. Double glazed door leading outside.

Bedroom One 10'5" x 11'4" (3.18m x 3.45m)



Double glazed window to the front elevation. Radiator. Television point. Ceiling down lighters.

Bedroom Two 10'3" x 7'8" (3.12m x 2.34m)



Double glazed window to the rear elevation. Radiator. Ceiling down lighters.

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Bedroom Three 10'1" x 7'0" (3.07m x 2.13m)



Double glazed window to the front elevation. Radiator. Telephone point. Ceiling down lighters.

Bathroom



White suite comprising panelled spa bath, tiled shower cubicle with power shower fitment, wash hand basin and low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

Garage 20'11" x 8'4" (6.38m x 2.54m)

Brick constructed garage with up and over door, power and lighting.

Garden



To the front of the property is a lawned area and parking for several cars. There is gated side pedestrian access to the rear garden.The rear garden is laid mainly to lawn with a concreted patio area, summerhouse and two brick stores. The garden is bordered by timber lap fencing.

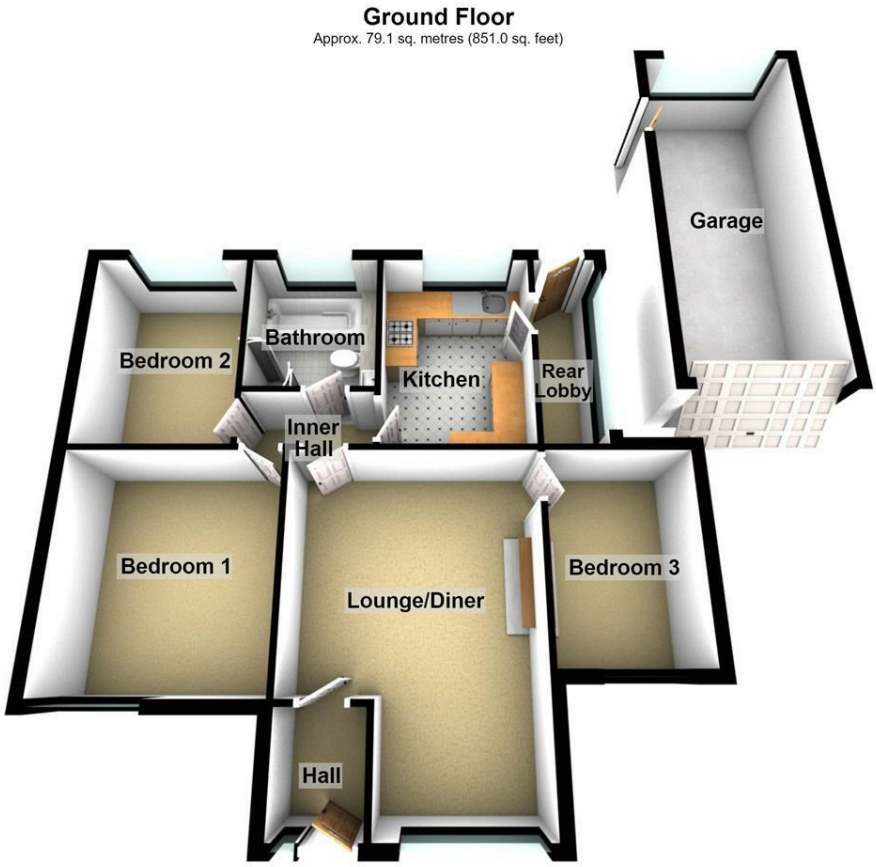
Note for Prospective Buyers

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. 79.1 sq. metres (851.0 sq. feet)

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Area Map



Energy Efficiency Graph

