

## 8 Hermit Close, Market Harborough, LE16 8GY



**£375,000**

An attractive Davidsons built, link-detached home located on a new development towards the top of Kettering Road, ideal for easy access to Market Harborough's vast range of town amenities. Accommodation has been upgraded and meticulously maintained and briefly comprises; entrance hall, ground floor WC, lounge, inner hallway and kitchen/diner. To the first floor there are three double bedrooms, the master having dressing area and en-suite, and a family bathroom. Outside there is a lengthy driveway, partially under a carport, leading to a single garage at the rear. The rear garden is beautifully designed with a wide variety of plants and shrubs inset.

*Service without compromise*

## Entrance Hall



Front entrance door with double-glazed window over. Radiator.

## Lounge 15'2" x 12'0" (4.62m x 3.66m)

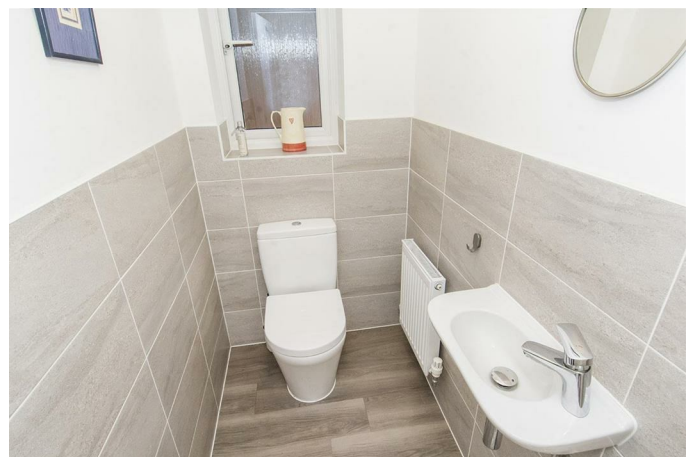


UPVC double-glazed window front. Two radiators. Understairs storage cupboard.



## Inner Hallway

## Ground Floor WC



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Extractor fan.

Kitchen/Diner 15'2" max / 12'7" min (4.62m max / 3.84m min)



UPVC double-glazed French doors and windows arranged in a box-bay formation to the rear garden. Fitted and extended range of wall and floor mounted units. Electric oven and microwave combi oven. Gas hob with extractor hood over. Integrated dishwasher. Integrated washing machine. TV point. Integrated fridge/freezer. Cupboard housing gas fired combination central heating. Radiator.



Landing



Large store cupboard. Loft access hatch.

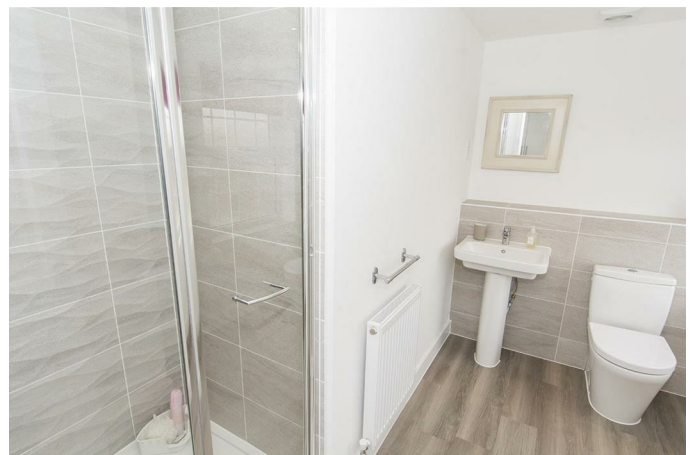
Master Bedroom & Dressing Area 18'1" max into  
dressing area x 10'4" max / 7'7" mi (5.51m max into  
dressing area x 3.15m max / 2.31m m)



UPVC double-glazed windows to front and rear aspects.  
Loft access hatch. Dressing area with a range of fitted  
wardrobes. Two radiators.



Master En-Suite 9'7" x 5'0" (2.92m x 1.52m)



Opaque UPVC double-glazed window to front. WC.  
Wash hand basin. Shower cubicle. Tiling to walls.  
Extractor fan. Shaver point.

Bedroom Two 14'0" max x 8'7" (4.27m max x 2.62m)



UPVC double-glazed window to rear. Radiator.



Bathroom 8'4" x 6'2" (2.54m x 1.88m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath. Shower cubicle. Extractor fan. Half tiled walls. Radiator.

Bedroom Three 12'3" x 8'8" (3.73m x 2.64m)



UPVC double-glazed window to front. Fitted wardrobe. Radiator.



## Front

White gravelled bed with plants inset. Paved pathway leading to the front entrance door. Tarmacked driveway for two or three cars leading under a car port to garage at the rear. Gated side access to the rear garden.

## Garage



Up and over vehicle access door. Power and light connected.

## Rear Garden



Landscaped to include a lawned area, paved patio and a variety of well stocked plant borders.



## Note for Prospective Buyers

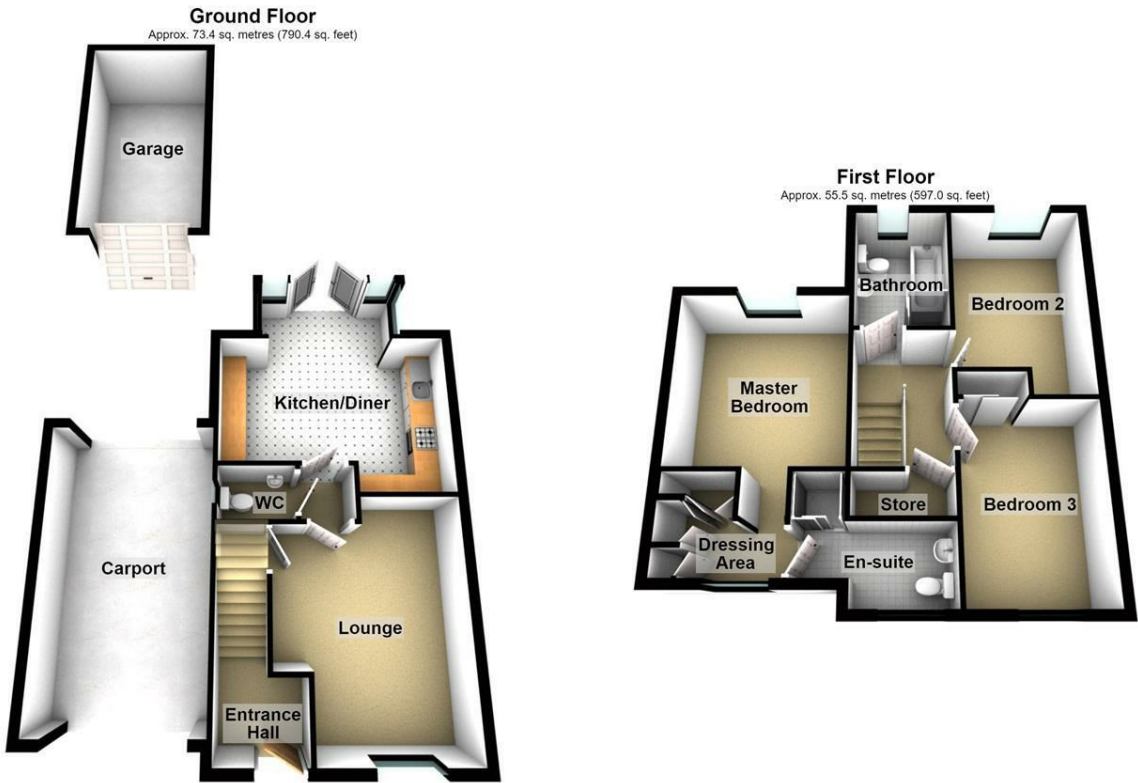
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a



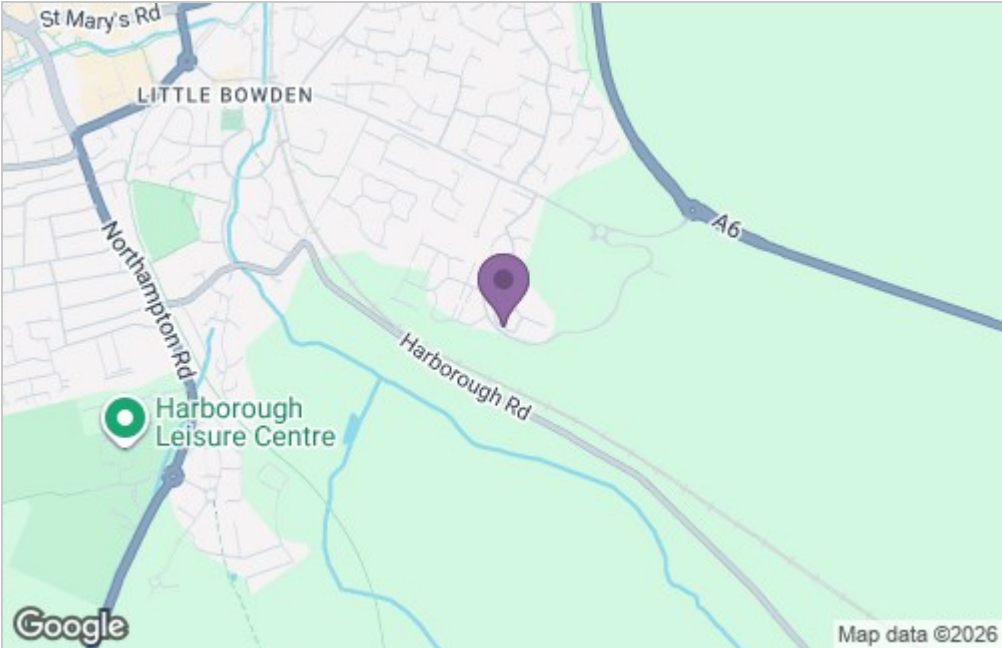
charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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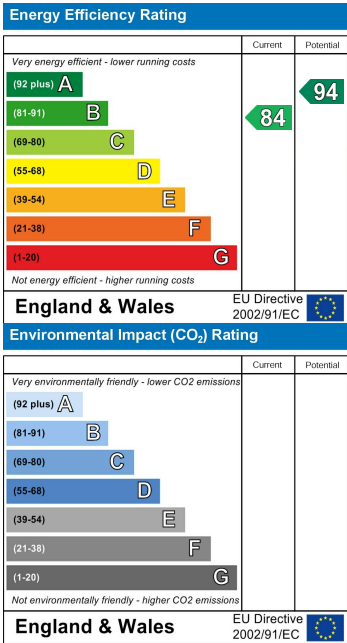
Floor Plan



Area Map



Energy Efficiency Graph



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