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31 Middlebrook Green, Market Harborough, LE16

£350,000

This attractive modern semi detached property offers a fantastic amount of space over three storeys for its asking price and is located on the extremely pleasant Middlebrook Green development with its established central green and its short walking distance to Market Harborough's town centre and train station with its direct links to London's St Pancras. The property is offered in excellent condition and in brief comprises to the ground floor; entrance hallway, WC, lounge/diner and kitchen. To the first floor is a landing, two double bedrooms (one currently being used as a dining room), family bathroom and to the second floor a superb master bedroom with dressing room and en-suite. Outside there is a driveway for at least two cars, a garage and a mature landscaped rear garden facing a southerly direction.

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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 Hallway

Double-glazed front entrance door. Alarm control panel. Cloaks cupboard. Radiator.

Lounge/Diner 16'5" x 13'5" (5.00m x 4.09m)

UPVC double-glazed French doors with side lights to the rear aspect. Opaque UPVC double-glazed window to the side added by the current owners. Electric fire. Two radiators.

Kitchen 12'7" x 6'1" (3.84m x 1.85m)

UPVC double-glazed window to front with views out onto the green. Fitted range of wall and floor mounted units with work tops and breakfast bar. Integrated

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dishwasher. Space and plumbing for washing machine. Electric double oven. Gas hob with extractor hood over. Stainless steel one and a half bowl sink. Cupboard housing wall mounted gas central heating boiler. Space for fridge/freezer. Radiator. Tiled splash backs.

Ground Floor WC

Opaque UPVC double-glazed window to front. Tiled splash backs. Tiled floor. WC. Wash hand basin. Radiator.

First Floor Landing

Radiator.

Bedroom Two 13'2" x max into wardrobes x 11'2" (4.01m x max into wardrobes x 3.40m)

Two UPVC double-glazed windows to front with views of the green. Fitted wardrobes. Radiator.

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Bedroom Three 13'2" x 11'4" max (4.01m x 3.45m max)

Dual purpose room currently used as a dining room. UPVC double-glazed window to rear. Radiator.

Bathroom 6'2" x 6'2" (1.88m x 1.88m)

Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage unit. Panelled bath with built in shower and glazed shower screen. Shaver point. Tiled splash backs. Tiled flooring. Radiator.

Second Floor Landing

Door through to master bedroom.

Master Bedroom 13'5" plus dormer window recess x 13'3" max (4.09m plus dormer window recess x 4.04m max)

UPVC double-glazed dormer window to front with views of the green. Airing cupboard. Two radiators. Archway through to dressing room.

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Master Dressing Room 10'6" x 6'4" (3.20m x 1.93m)

Double-glazed sky light to rear. Range of fitted wardrobes. Loft access hatch. Door through to en-suite.

Master En-Suite 7'1" x 6'6" (2.16m x 1.98m)

Double-glazed sky light to rear. WC. Wash hand basin over storage unit. Shower cubicle. Linen cupboard. Tiled flooring. Tiled splash backs. Shaver point. Extractor fan. Radiator.

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Driveway

Providing off road parking for at least two cars leading to the garage.

Garage 17'6" x 8'6" (5.33m x 2.59m)

Up and over vehicle access door. Power connected. Side entrance door leading to the rear garden.

Rear Garden

Landscaped, mature garden with lawned area. Paved patio. Steps leading up to the tiered area at the rear. All facing a southerly direction.

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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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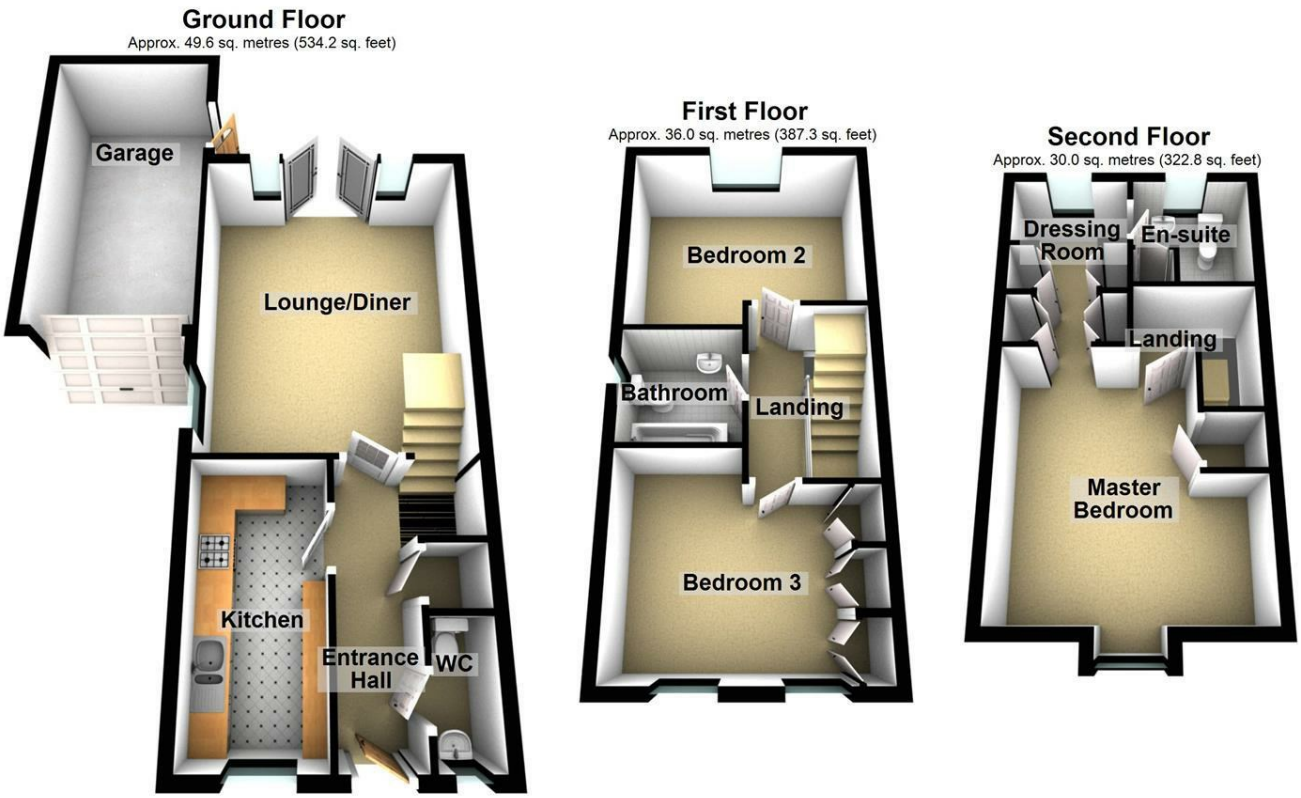
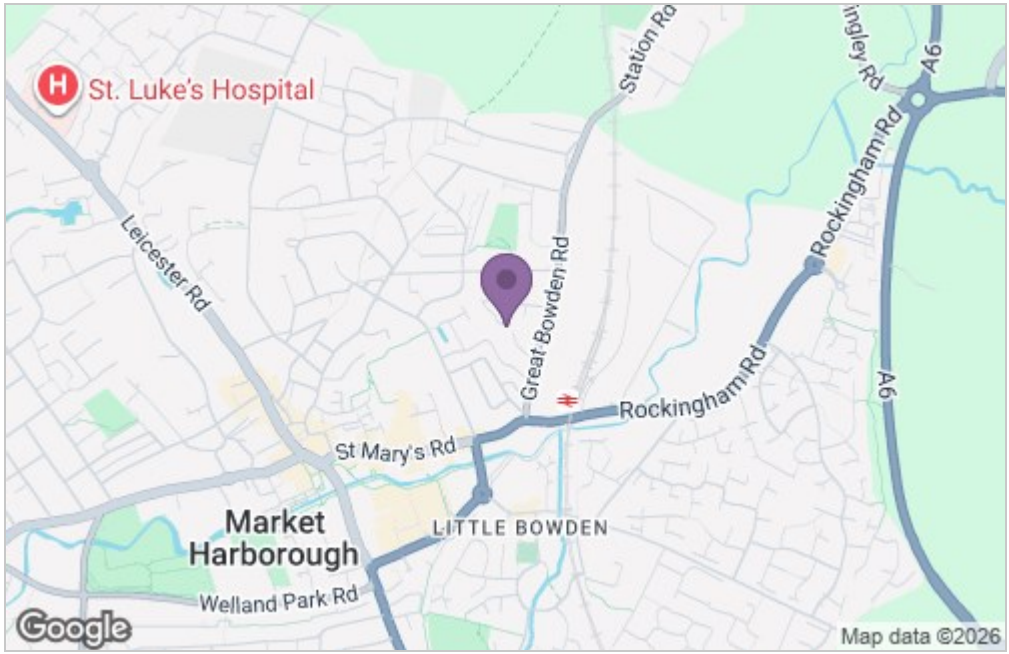
Floor Plan

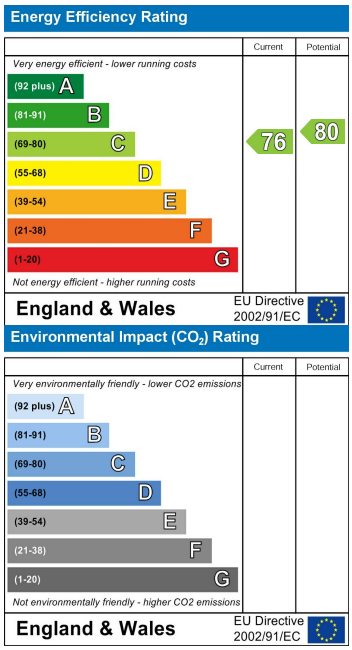


Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

Area Map



Energy Efficiency Graph



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