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4 Fleetwood Gardens, Market Harborough, LE16 9LX









£235,000

Situated in a popular established part of town on private, well stocked and pretty gardens, is this semi-detached bungalow offered with the benefit of no upwards sales chain.

The property is double glazed and gas centrally heated, and the accommodation comprises:- Entrance hall, fitted kitchen, lounge/diner, conservatory, inner hall, two double bedrooms and bathroom. There is also off road parking for two cars.

Service without compromise

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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. Door to kitchen and door to:-

Lounge/Diner 14'5" x 11'10" (4.39m x 3.61m)




Double glazed window to the front elevation. Radiator. Television and telephone point. Door to:-

Inner Hall
Built in linen cupboard and doors to bedrooms and bathroom.

Kitchen 12'0" x 9'7" (3.66m x 2.92m)




Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine. Space and point for upright fridge/freezer. Wall mounted gas fired combination central heating boiler. Radiator. Double glazed window to the rear and double glazed door to:-

Conservatory 11'6" x 8'7" (3.51m x 2.62m)



Hardwood double glazed conservatory with brick base. Radiator. Sliding double glazed patio doors opening to the rear garden.

Bedroom One 13'8" x 9'10" (4.17m x 3.00m)




Double glazed window to the front elevation. Television point. Radiator.

Bedroom Two 9'10" x 9'3" (3.00m x 2.82m)




Double glazed window to the rear elevation. Radiator.

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Bathroom



Panelled bath with mixer shower attachment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Opaque double glazed window.

Outside Front



To the front of the property is a lawned garden with well stocked borders and front picket fencing. A concreted driveway leads alongside the house providing parking for two cars and gated pedestrian access to the rear garden.

Outside Rear



The rear garden is laid mainly to lawn and extremely private, being enclosed by timber fencing. There is a patio area, well stocked borders and a pretty ornamental pond with feature bridge over. There is also a timber garden store and outside lighting.

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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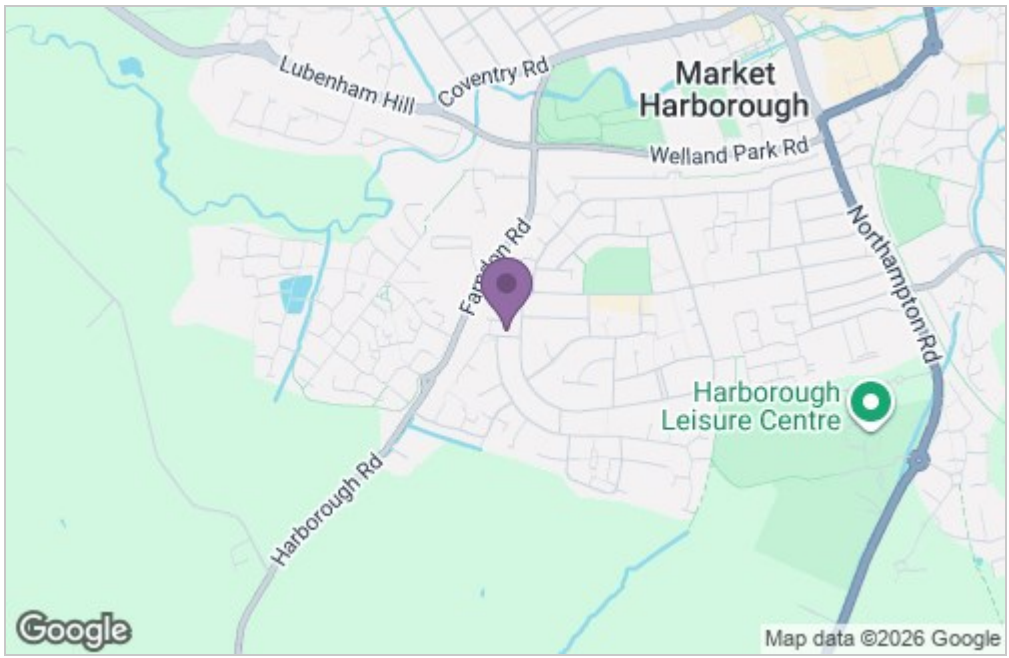
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Floor Plan

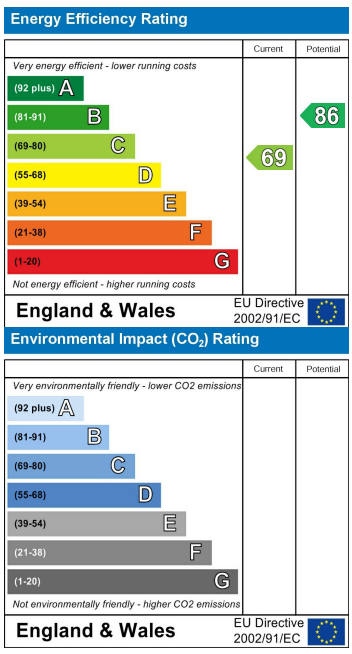


Total area: approx. 63.4 sq. metres (682.7 sq. feet)

Area Map



Energy Efficiency Graph



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