

## 5 Florence Grove, Market Harborough, LE16 9NY



### Offers Over £313,000

A substantial modern semi detached family home well located towards the edge of the popular Farndon Fields estate.

The well presented and fitted open plan accommodation comprises: Entrance hall, fitted kitchen/diner with fitted appliances, inner hall, downstairs cloakroom/WC, lounge/diner with bi-fold doors to the garden, landing, master bedroom with en-suite, two further bedrooms and bathroom.

The private garden is a particular feature, and there is off road parking for two cars.



Entrance Hall 6'2" x 4'6" (1.88m x 1.37m)



Accessed via opaque double-glazed composite front door. Double doors to built in cloaks cupboard. Opaque double-glazed picture window. Boxed radiator. Door to kitchen/diner.

Kitchen/Diner 7'4" to the face of units x 12'11" + 8'7" x 6'7" (2.24m to the face of units x 3.94m + 2.62m x 2.01m)



Full modern range of fitted base and wall units. Laminate work surfaces with complimentary tiled splash backs. Fitted appliances to include; two ovens, four ring gas hob with filter extractor fan over, automatic dishwasher, refrigerator and freezer. Stainless steel one and a half bowl sink and drainer. Wood laminate flooring. Radiator. Double-glazed window to the front elevation. Stairs rise in to the first floor. Inset ceiling downlighters. Opening through to inner hall.



## Inner Hall



Wood laminate flooring. Radiator. Spacious fitted storage cupboard. Door to wc. Doorway to lounge/diner.

## Cloak Room/WC



Low level wc. Wash hand basin. Radiator. Complimentary tiling. Extractor fan. Wood laminate flooring. Inset ceiling downlighters.

## Lounge/Diner 16'2" x 10'9" (4.93m x 3.28m)

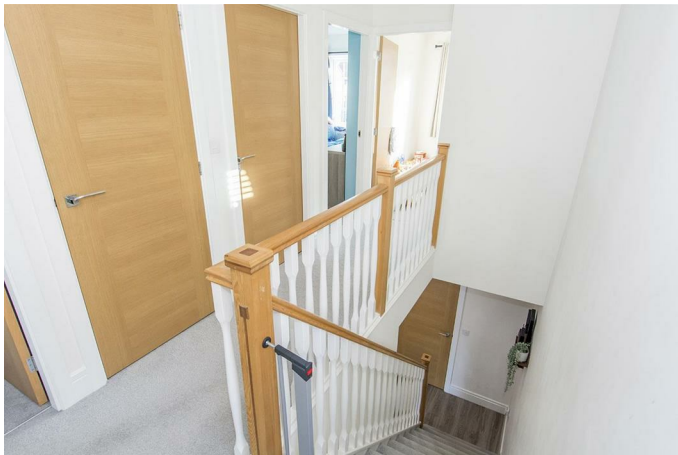


Double-glazed bi-fold doors opening out to the rear garden. Wood laminate flooring. Radiator. Built in modern electric fire. Recess for large flat screen television. Television point. Radiator.



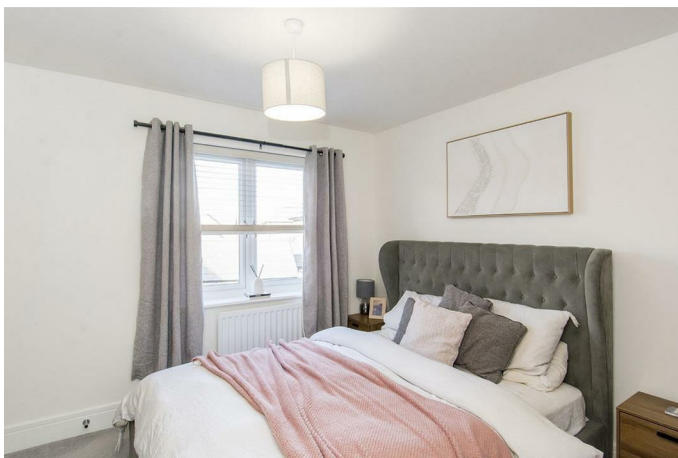


## First Floor Landing



Timber balustrade. Double-glazed window to the side elevation. Access to loft space. Airing cupboard housing gas fired combination central heating boiler. Doors to rooms.

## Bedroom One 11'9" x 10'8" (3.58m x 3.25m)



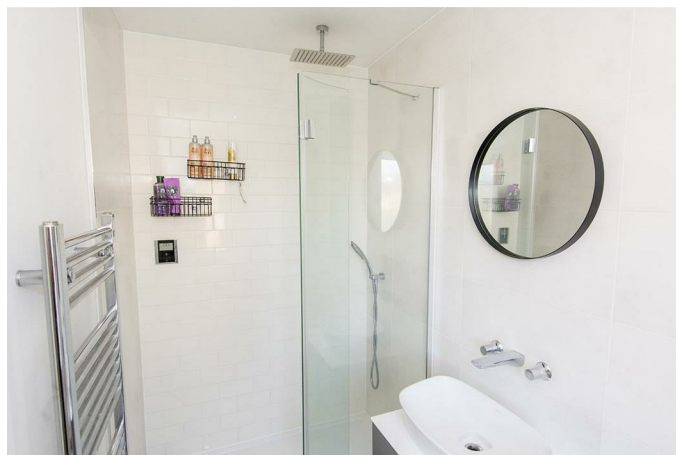
Double-glazed window to rear. Fitted double wardrobes. Radiator. Television point. Door to en-suite shower room.



## En-Suite Shower Room



Double shower cubicle with rain shower fitment. Wash hand basin. Low level wc. Heated towel rail. Wood laminate flooring. Built in bathroom cabinet. Complimentary tiling. Opaque double-glazed window.



# ADAMS & JONES

Bedroom Two 11'0" x 8'7" (3.35m x 2.62m)



Double-glazed window to front. Radiator.



Bedroom Three 9'0" max x 7'4" (2.74m max x 2.24m )



Double-glazed window to front. Radiator.



Bathroom



Panelled bath with rain shower fitment over. Wash hand basin. Low level wc. Complimentary tiling. Wood laminate flooring. Heated towel rail. Electric shaver point.



*Service without compromise*



## Outside

### Front



To the front of the property is a lawned area with borders with a tarmacked driveway along the side of the house which provides parking for two plus cars. Gated side access to the rear garden.

### Rear Garden



The rear garden is laid mainly to lawn with a slate tiled patio area. It is enclosed by timber lat fencing.

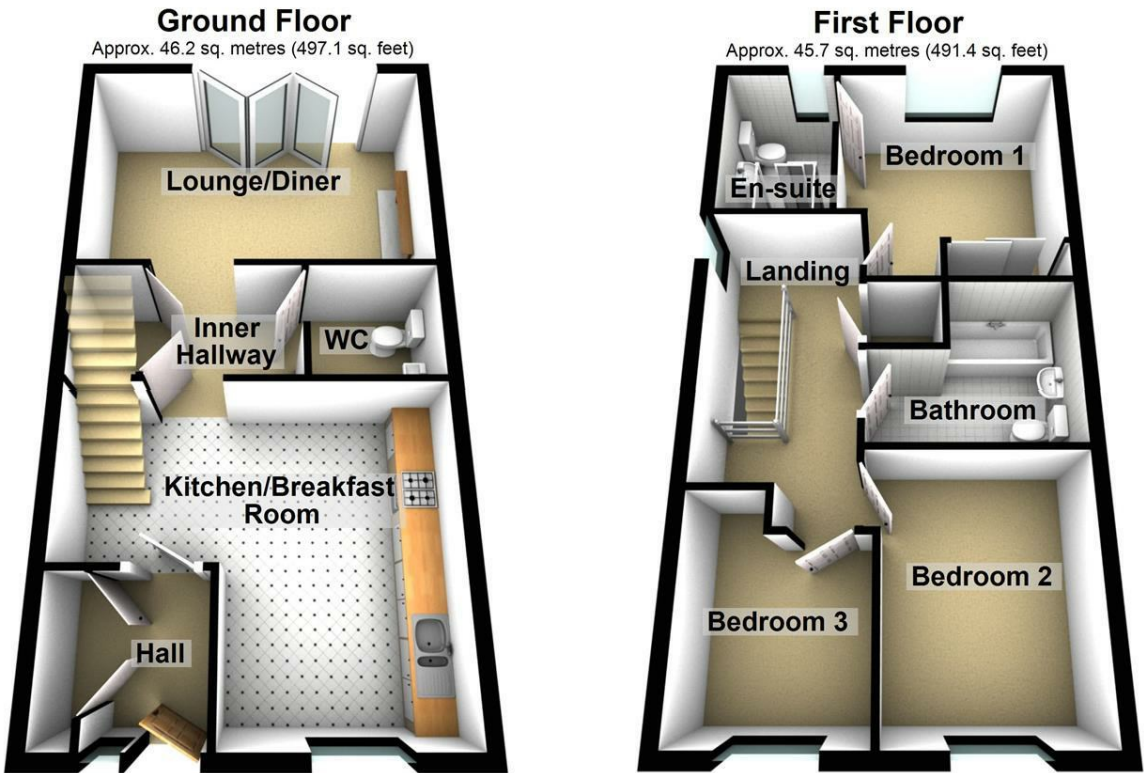


### Rear Aspect



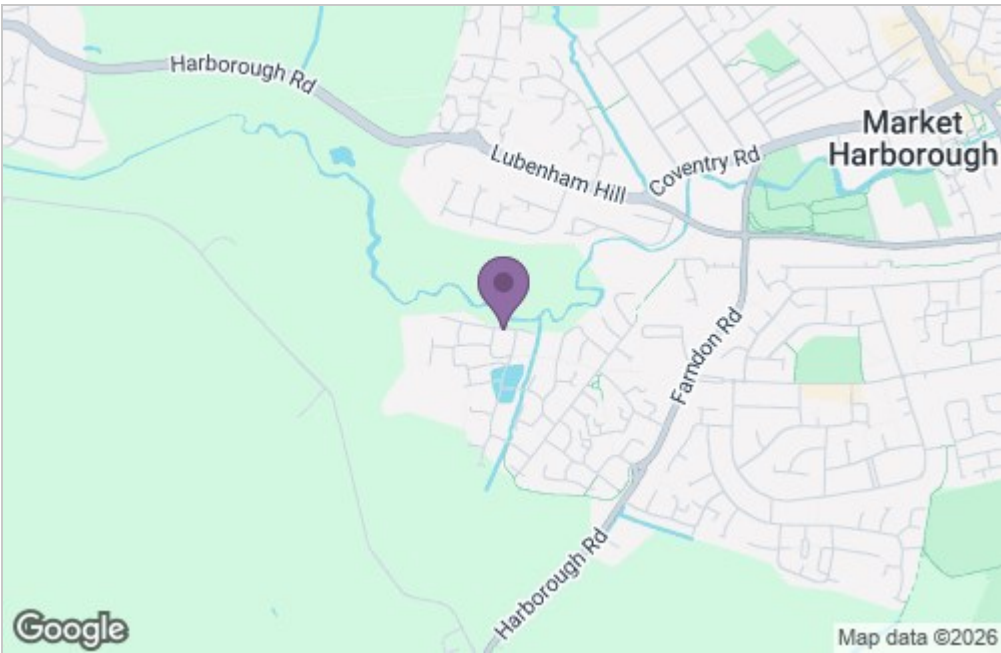


Floor Plan

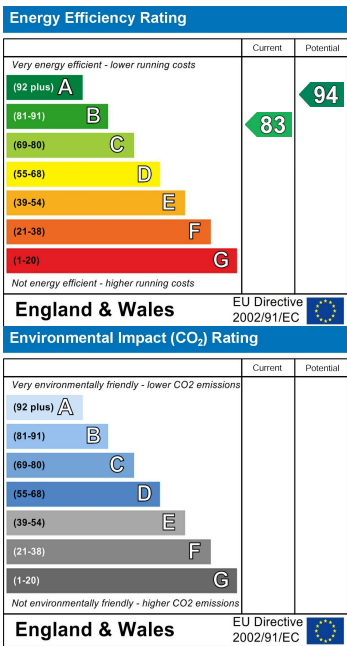


Total area: approx. 91.8 sq. metres (988.4 sq. feet)

Area Map



Energy Efficiency Graph



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