

7 Rhodes Close, Market Harborough, LE16 9FB



£345,000

Located on an extremely pleasant and highly sought after cul-de-sac, just off Lubenham Hill in Market Harborough with easy access to the town's vast range of amenities, is this attractive detached home. Adams & Jones are delighted to present the property with no upwards sales chain in the desirable condition that has been well maintained yet offers the buyer a perfect blank canvas to upgrade and modernise to their exact requirements. The property is set well back from the road via a pleasant lawned front garden and tarmacked driveway leading to a single integral garage. At the rear is a pretty South facing garden and from the master bedroom there are distant country views across gardens and roof tops of surrounding properties. Internally the property is entered via a hallway with ground floor WC off, a box-bay fronted dining room with French doors into the lounge, which then has sliding patio doors into a large conservatory, with a further door leading back into the kitchen. The first floor sees an impressive landing, three well proportioned bedrooms, master en-suite and family bathroom. Priced sensibly to reflect its scope for modernisation this property is expected to get a strong response and buyers are encouraged to register their interest swiftly.

Service without compromise

Entrance Hall



Double-glazed front entrance door. Smoke alarm. Radiator.

Dining Room 12'9" max into box bay window x 8'2"
(3.89m max into box bay window x 2.49m)



UPVC double-glazed box bay window to front. Radiator. Phone point. Glazed French doors through to lounge.

Lounge 13'2"x 10'6" (4.01m x 3.20m)



Electric fire inset to polished stone back panel and hearth with timber mantle piece over. Phone point. TV point. Two radiators. Aluminium double-glazed sliding doors through to conservatory.



Conservatory 16'3" x 7'0" (4.95m x 2.13m)



Brick base with polycarbonate roof and UPVC double-glazed windows, French doors and double-glazed side entrance door to garden. Tiled flooring. Three double power points. Blinds included to roof and windows.

Kitchen 9'3" x 9'3" (2.82m x 2.82m)



Double-glazed door and UPVC double-glazed window to conservatory. Fitted range of wall and floor mounted units with roll edge worktops. Stainless steel one and a half bowl sink. Space for cooker. Space and plumbing for dishwasher. Space for fridge. Tiled splash backs. TV point. Radiator.



Ground Floor WC



Opaque UPVC double-glazed window to side. WC. Wash hand basin over storage cupboard. Radiator.

Landing



Opaque UPVC double-glazed window to side. Loft access hatch. Airing cupboard housing hot water tank and shelving. Radiator.

Master Bedroom 13'5" x 9'9" (4.09m x 2.97m)



UPVC double-glazed window to rear with distant country views across gardens and rooftops. Phone point. TV point. Radiator.



Master En-Suite



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Shower cubicle. Shaver point. Extractor fan. Part tiled walls. Radiator.



Bedroom Two 10'5" x 9'9" (3.18m x 2.97m)



UPVC double-glazed window to front. Two double-fitted wardrobes. Radiator.



Bedroom Three 10'2" x 7'2" (3.10m x 2.18m)



UPVC double-glazed window to front. Radiator.

Family Bathroom



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath with shower mixer tap over. Tiled splash backs. Extractor fan. Radiator.

Front



Lawned front garden with hedging. Paved pathway leading to the front entrance door. Tarmacked driveway leading to single integral garage.

Integral Garage 17'4" max plus understairs recess x 9'0" max / 7'8" (5.28m max plus understairs recess x 2.74m max / 2.)

Up and over vehicle access door. Power and light connected. Space and plumbing for washing machine. Electric consumer unit. Wall mounted Worcester gas central heating boiler. Side entrance door leading into hallway.

Rear Garden



Mainly laid to lawn with paved patio. Plant borders. Enclosed by timber fencing.



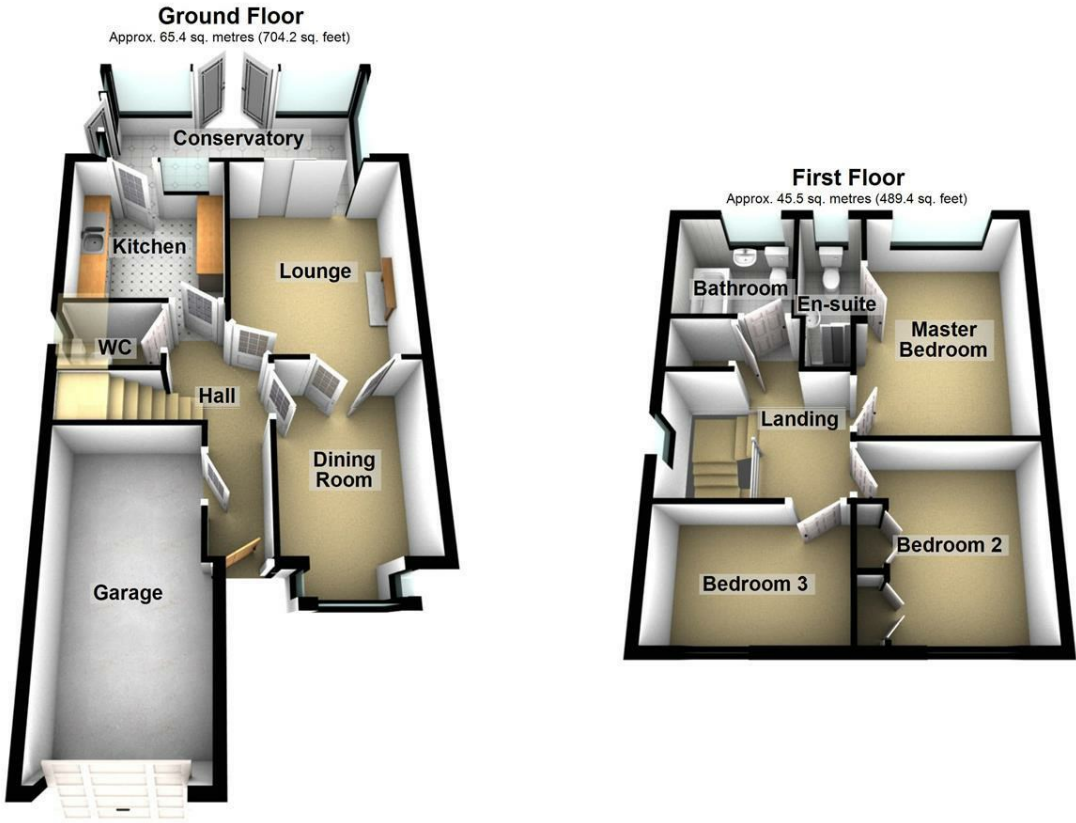
Rear Aspect



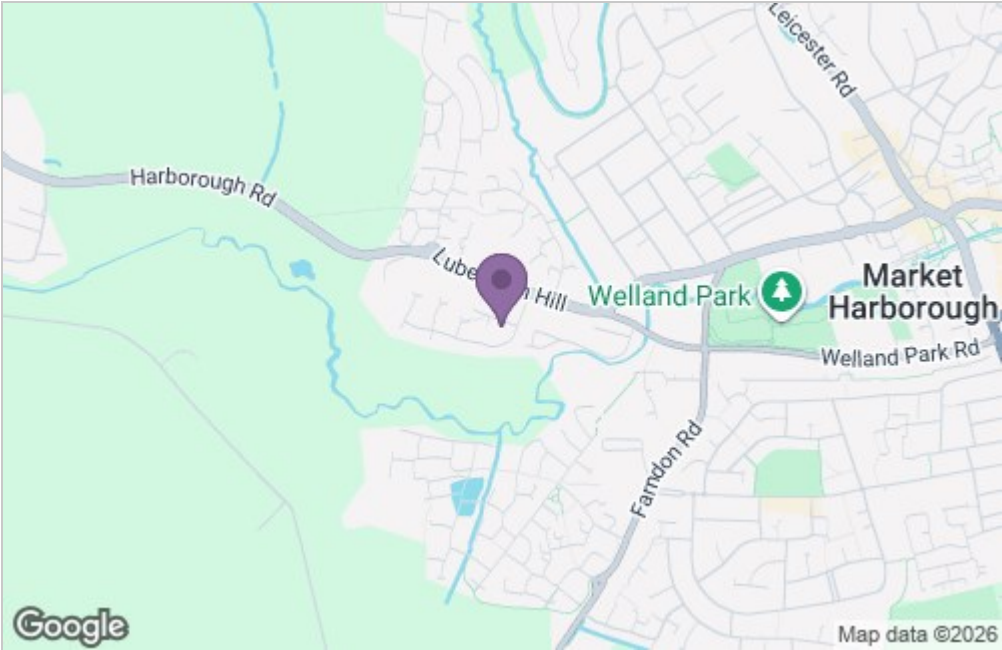
Note for Prospective Buyers

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.

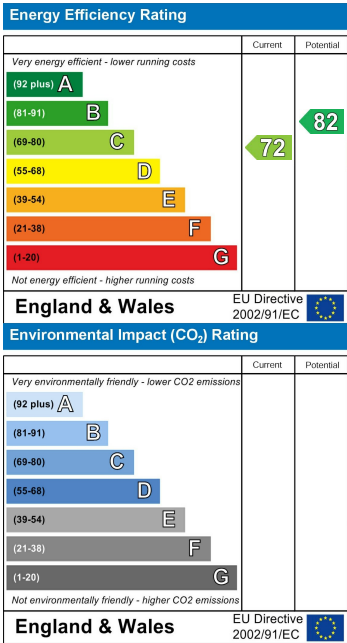
Floor Plan



Area Map



Energy Efficiency Graph



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