

## 62 Dunmore Road, Market Harborough, LE16 8AZ



**£315,000**

An extremely deceptive and freshly decorated three storey town house, situated in a peaceful location in the highly popular residential area of Little Bowden within a short walk of Market Harbrough town centre, train station with mainline links to London St Pancras, great schools and abundance of local amenities. This excellent home offers flexible and generous living accommodation, being neutrally decorated throughout making this great home move in ready and a completely blank canvas for the perpective purchaser! The accommodation comprises: Entrance hall, spacious lounge, kitchen/diner, downstairs cloakroom, 1st floor double bedroom with ensuite shower room, 2nd double bedroom and bathroom, 2nd floor double bedroom, further bedroom and shower room. There is off road parking, front garden area and a courtyard style rear garden. The property is offered to the market with NO CHAIN!

*Service without compromise*

## Entrance Hall



Stairs rising to the first floor. Wood laminate flooring. Radiator. Built in cloaks cupboard. Doors to rooms.

## Lounge 17'6" x 14'10" (5.33m x 4.52m)



Extended lounge with pitched glass ceiling at the rear. Double glazed French doors opening out to the rear garden. Fitted electric fire. Wood laminate flooring. Two wall lights. Television point. Double glazed windows to the rear aspect.

## Kitchen/Diner 16'5" x 7'8" (5.00m x 2.34m)



Range of modern fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space for upright fridge/freezer and undercounter fridge. Stainless steel one and a half sink and drainer. Radiator. Tiled flooring. Wall mounted gas fired central heating boiler. Under stairs storage cupboard. Double glazed window to the front elevation.

## Downstairs WC



Pedestal wash hand basin and low level WC. Radiator. Wood laminate flooring. Opaque double glazed window.

## First Floor Landing



Timber balustrade. Stairs rising to the first floor. Radiator. Doors to rooms.

## Bedroom One 12'9" x 9'7" (3.89m x 2.92m)



Two double glazed windows to the rear elevation. Two double built in wardrobes. Television point. Radiator. Door to:-

## En-Suite



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Complementary tiling. Electric shaver point.

## Bedroom Three 14'11" x 8'11" (4.55m x 2.72m)



Two double glazed windows to the front elevation. Two radiators. Airing cupboard housing lagged hot water tank.

## Bathroom



Panelled bath. Pedestal wash hand basin. Low level WC. Complementary tiling. Radiator. Electric shaver point. Extractor fan.

## Second Floor Landing

Doors to rooms.

## Bedroom Two 11'11" x 11'4" (3.63m x 3.45m)



Double glazed window to the front elevation. Fitted wardrobe. Access to loft space. Telephone point. Radiator.

## Bedroom Four/Study 9'3" x 5'8" (2.82m x 1.73m)



Double glazed velux window to the rear. Radiator.

## Shower Room



Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Double glazed velux window. Electric shaver point.

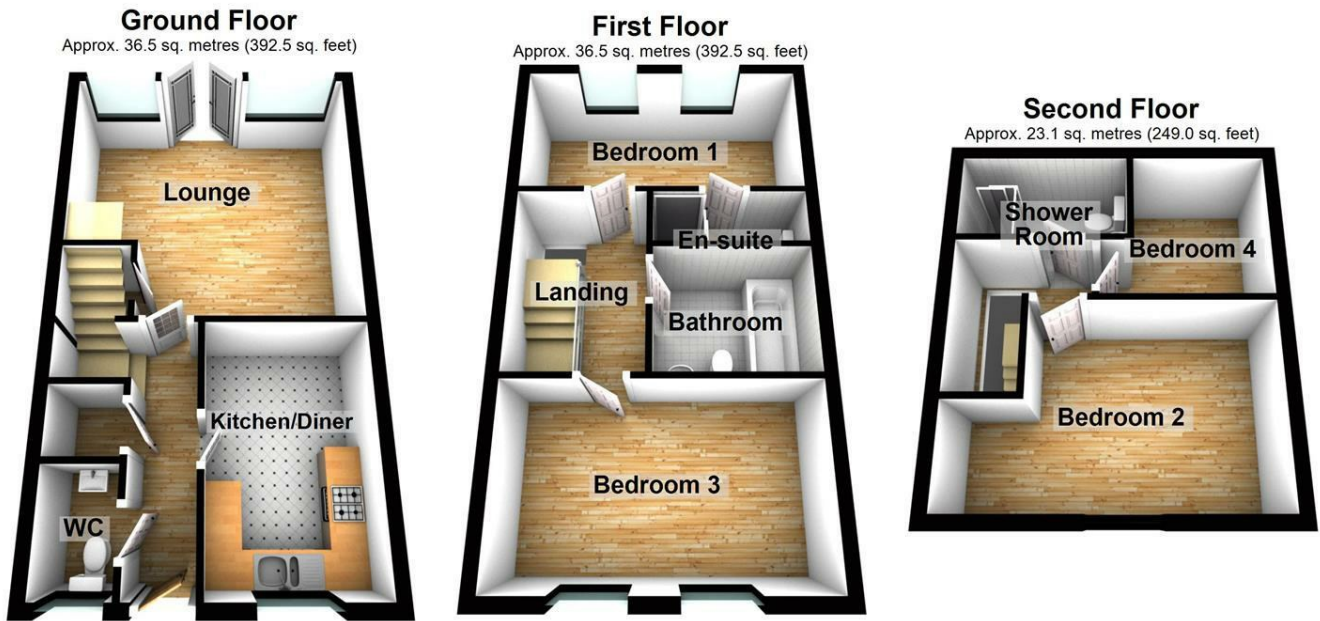
## Outside



To the front of the property is tarmacked hardstanding for two cars. There is gated side pedestrian access to the rear garden.

The rear garden has been hard landscaped for easy maintenance and is enclosed by timber lap fencing.

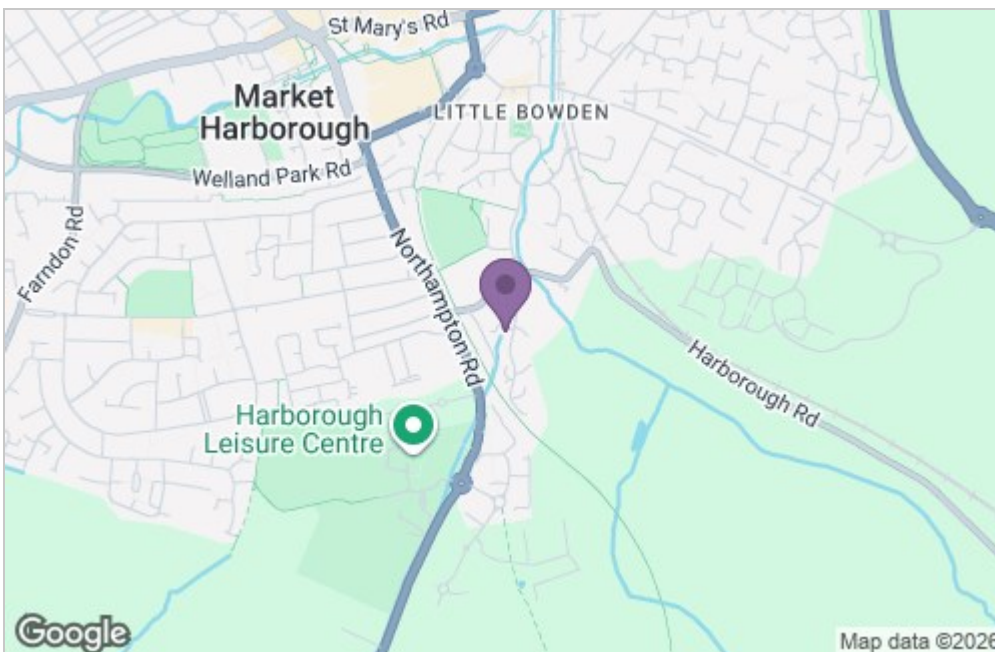
## Floor Plan



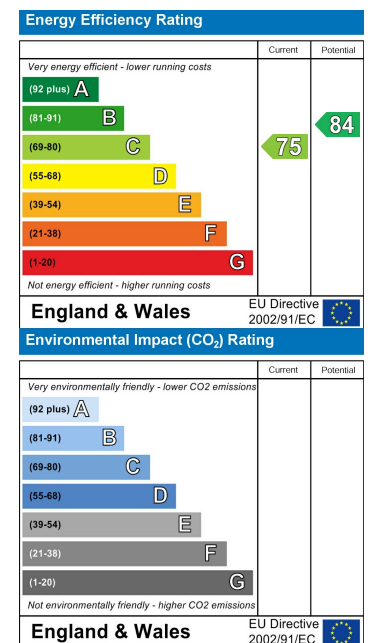
Total area: approx. 96.1 sq. metres (1034.0 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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