

## 10 Corn Street, Market Harborough, LE16 9FR



### Offers In Excess Of £465,000

Tucked away in a pleasant cul-de-sac in Market Harborough's highly regarded 'Lubenham View' development is this extremely well presented spacious detached home. Of particular note is the 31'9" living/dining/kitchen running the full length of the house and its 23'8" lounge with glass roof and French doors to the rear. There's also a handy utility room and ground floor wc. The entrance hall is entered via a composite entrance door and features extra wide staircase leading up to the first floor landing. The first floor offers four well proportioned bedrooms, an en-suite to the master and a family bathroom. Outside there's a lawned front area and a driveway providing parking for two to three cars and a garage with power connected. To the rear of the property is an attractive, landscaped rear garden.

*Service without compromise*

## Entrance Hall

Composite double-glazed front entrance door. Radiator. Extra wide stair case leading up to the first floor landing. Doors into lounge and living/dining/kitchen.

**Living/Dining/Kitchen 31'9" x 14'5" max / 8'5" min  
(9.68m x 4.39m max / 2.57m min )**



UPVC double-glazed window to front, side and rear with plantation shutters included. Fitted range of wall and floor mounted kitchen units with work tops and sink inset. Integrated dishwasher. Integrated fridge/freezer. Electric oven. Has hob with extractor hood over. Tiled splash backs. Understairs storage cupboard. Three radiators.



## Kitchen Area



## Dining Area



## Living Area



## Utility Room 6'3" 5'6" (1.91m 1.68m)



Double-glazed side entrance door. Fitted range of wall and floor mounted units. Work top over and sink inset. Space and plumbing for washing machine and dryer. Laminate flooring. Extractor fan. Radiator.

## Lounge 23'8" x 10'9" (7.21m x 3.28m)



UPVC double-glazed window to front with plantation shutter included. Double-glazed roof and double-glazed French door and side lights to the rear aspect. Three radiators.



## Ground Floor WC



Opaque UPVC double-glazed window. Wc. Wash hand basin. Radiator.

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## First Floor Landing



Loft access hatch. Radiator.

## Master Bedroom 14'7" x 12'0" (4.45m x 3.66m)



Two UPVC double-glazed windows to rear with plantation shutters included. Two radiators.

## Master En-Suite



Opaque UPVC double-glazed window. Wc. Wash hand basin. Shower cubicle. Part tiled walls. Tiled floor. Extractor fan. Shaver point. Radiator.



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Bedroom Two 11'1" x 8'9" plus door recess (3.38m x 2.67m plus door recess)



UPVC double-glazed window to front with plantation shutter included. Radiator.

Bedroom Three 14'9" max into recess x 8'7" (4.50m max into recess x 2.62m)



UPVC double-glazed window to front with plantation shutter included. Radiator. Airing cupboard housing hot water tank and shelving.



## Bedroom Four 8'8" x 7'5" (2.64m x 2.26m)



UPVC double-glazed window to rear with plantation shutter included. Radiator.



## Family Bathroom



Opaque UPVC double-glazed window to side. Wc. Wash hand basin. Panelled bath with shower mixer tap and glazed shower screen. Part tiled walls. Extractor fan. Heated towel rail.



## Front

Lawned front area. Tarmacked driveway for two to three cars. Gated rear access.

## Garage

Single garage with up and over vehicle access door. Power connected.

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## Rear Garden



Landscaped with paved patio area. Main lawned area and plant borders.



## Rear Aspect



## Development Maintenance Charge

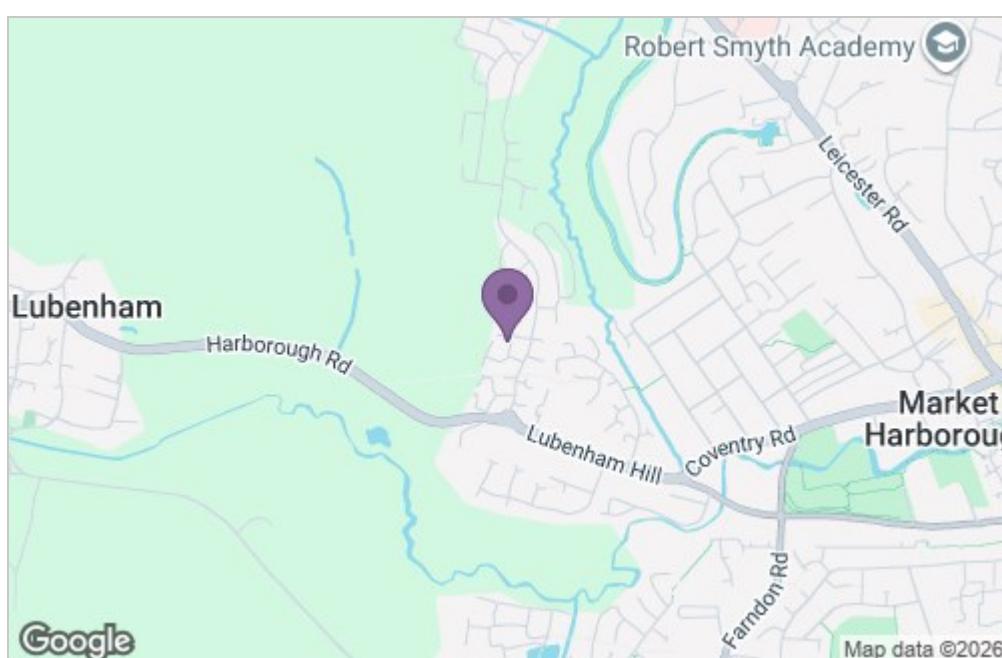
As with most modern developments today there is a development maintenance charge with a figure of £190.13 payable bi-annually.

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## Floor Plan



## Area Map



## Energy Efficiency Graph

