

## 42 Knoll Street, Market Harborough, LE16 9QR



**£475,000**

Situated in one of the most sought after areas of Market Harborough, close to the canal and with large gardens overlooking open paddock land, is this immaculately presented, and extended, detached bungalow.

The double glazed and gas centrally heated accommodation comprises: Porch, entrance hall, fitted kitchen, family room, two double bedrooms, third double bedroom/second reception and bathroom. The private rear garden is a particular feature extending approximately 120' in length. There is also off road parking and an attached single garage.

*Service without compromise*

## Porch

Accessed via opaque double glazed composite front door.  
Double glazed oak door to:-

## Entrance Hallway



Exposed oak flooring. Radiator. Thermostat. Airing cupboard housing gas fired combination central heating boiler. Solid oak doors to rooms.

## Kitchen 11'0" x 11'0" (3.35m x 3.35m)



Range of modern 'Shaker' style fitted base and wall units. Solid granite work surfaces with complementary splash backs. One and a half stainless steel sink and moulded drainer. Fitted oven and five ring gas hob with stainless steel extractor hood over. Fitted automatic dishwasher, fridge and freezer. Concealed over surface lighting. Space and plumbing for automatic washing machine. Tiled flooring. Double glazed window to the side elevation. Opening through to:-

## Kitchen (Photo 2)



## Family Room 17'2" x 11'9" (5.23m x 3.58m)



Impressive pitched roof extension with two double glazed velux windows and inset ceiling down lighters. Ceramic tiled flooring with underfloor heating. Double glazed door to the side pedestrian access. Double glazed French doors opening out to the rear garden. Television point.

Family Room (Photo 2)



Lounge or Bedroom Three 13'5" x 12'4" (4.09m x 3.76m)



Double glazed windows, with fitted blinds, to the front and side elevation. Radiator. Television point.

Lounge (Photo 2)



Bedroom One 14'3" to the face of wardrobes x 11'11" (4.34m to the face of wardrobes x 3.63m)



Mirrored wardrobes and open shelving spanning one wall. Double glazed French doors opening out to the rear garden. Ceiling inset down lighters. Exposed oak flooring. Radiator.

## Bedroom Two 12'11" x 10'4" (3.94m x 3.15m)



Double glazed window with fitted blinds to the front aspect. Fitted mirrored wardrobes. Radiator.

## Bedroom Two (Photo 2)



## Bathroom



Pannelled bath with electric shower fitment over. Wash hand basin with vanity unit below. Low level WC. Heated towel rail. Complementary tiled floor and walls. Ceiling down lighters. Opaque double glazed window to the side elevation.

## Front Garden

To the front of the property is a lawned garden with borders. Wrought iron double gates provide access to tarmacked parking for one or two cars. There is a paved area and side pedestrian access to the rear garden.

## Rear Garden



The rear garden extends approximately 120' in length, is enclosed by timber lap fencing, and adjoins open paddock land to the rear. It is laid mainly to lawn with a paved patio area and further raised and decked seating area. There are also raised beds and steps down to the rear of the garage.



Rear Garden (Photo 2)



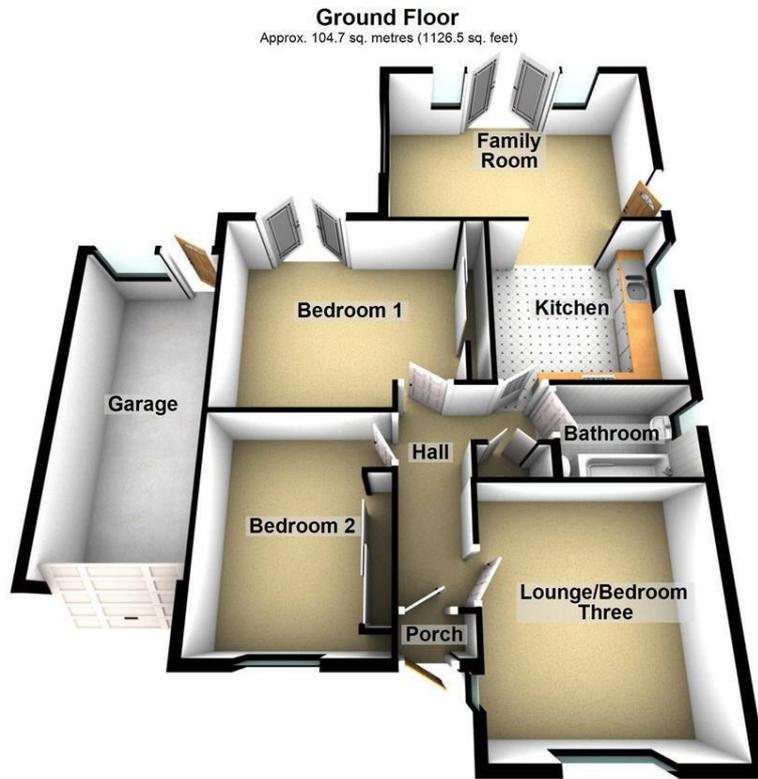
View from Rear of Garden



Garage 19'7" x 8'0" (5.97m x 2.44m)

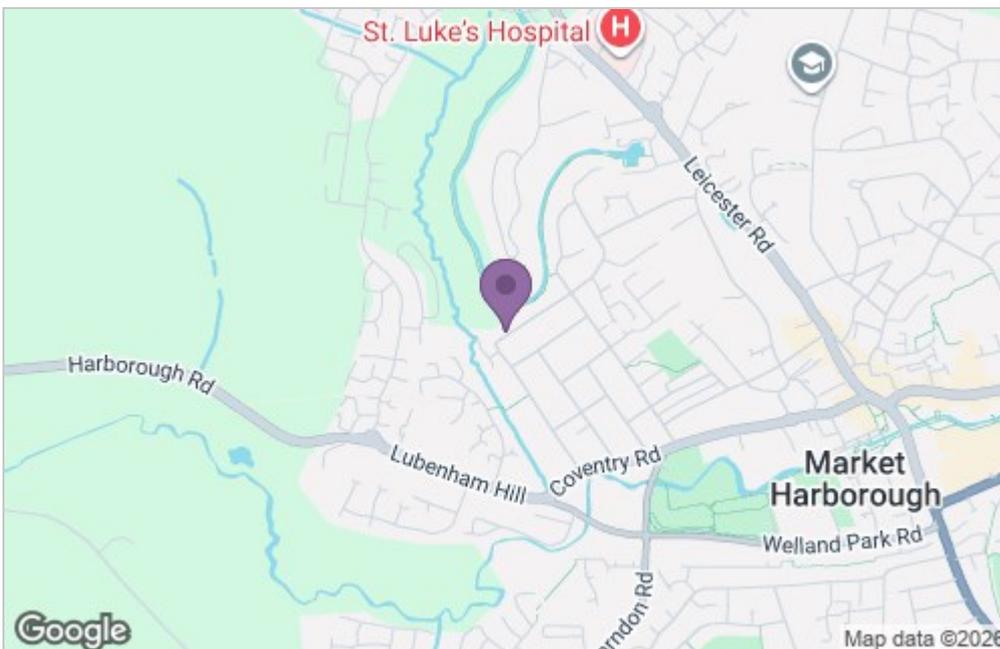
Up and over door. Power and lighting. Personal door and double glazed window to the rear garden.

## Floor Plan



Total area: approx. 104.7 sq. metres (1126.5 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		