

22 Bellfields Street, Market Harborough, LE16 8AB



£325,000

Sit on a double width plot in Little Bowden, one of Market Harborough towns most sought after areas is this deceptively spacious Victorian semi-detached home. Accommodation has been well maintained but offers its new owners a blank canvas for upgrading and modernisation to their taste. It briefly comprises; entrance hall, lounge, dining room, breakfast kitchen, side entrance lobby and ground floor WC. To the first floor there's a landing, three bedrooms, master en-suite and family bathroom. To the second floor is a converted loft room. Outside the double width plot provides a car port and a garage to the side with generous gardens behind. Adams & Jones are delighted to offer the property for sale with no upward sales chain to aid a potentially swift completion.

Entrance Hall

UPVC double-glazed front entrance door. 'Adams' original styled tile flooring. Understairs storage cupboard. Radiator.

Lounge 15'2" x 12'7" (4.62m x 3.84m)



UPVC double-glazed box-bay window to front. Double-glazed window to rear. Cornice to ceiling. Radiator.



Dining Room 14'2" x 12'7" (4.32m x 3.84m)



UPVC double-glazed windows to side and rear aspects. Fireplace. Two radiators.



Breakfast Kitchen 20'0" x 10'1" (6.10m x 3.07m)



Two UPVC double-glazed windows to side. Double-glazed side entrance door to lobby. Fitted range of wall and floor mounted kitchen units. Space for cooker, dishwasher, washing machine and fridge freezer. Stainless steel sink. Two radiators.



Ground Floor WC



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Heated towel rail.

Side Entrance Lobby



Single-glazed windows. Side entrance door leading out to the rear garden.

First Floor Landing



Airing cupboard. Radiator.

Master Bedroom 12'8" x 12'5" (3.86m x 3.78m)



UPVC double-glazed windows to front and rear aspects. Coving to ceiling. Picture rail. Radiator. Door through to:



En-Suite



Opaque UPVC double-glazed window to front. WC. Wash hand basin. Shower cubicle with power shower. Shaver point. Tiled walls. Tiled floor. Extractor fan.



Bedroom Two 10'7" to wardrobe doors x 10'1" (3.23m to wardrobe doors x 3.07m)



UPVC double-glazed window to side. Fitted wardrobes. Radiator.



Bedroom Three 17'3" max / 11'3" min x 9'7" max
(5.26m max / 3.43m min x 2.92m max)



UPVC double-glazed window to rear. Radiator.



Bathroom



Opaque UPVC double-glazed window. WC. Wash hand basin. Panelled bath with built in power shower over and glazed shower screen. Heated towel rail.



Second Floor Converted Loft Room 15'5" max / 10'5" min x 12'4" (4.70m max / 3.18m min x 3.76m)



UPVC double-glazed window to side. Eaves storage hatches Radiator. (Please note that building regulations have not been confirmed on this room and therefore is classed only as a converted loft space.)



Front

To the front of the property there is a block paved entrance area with low level wall and iron railings with a storm porch over the front entrance door. To the side of the property there is a gravelled driveway under car port with block paved pathway leading to gated access into the rear garden and there is also a single sectional garage with up and over vehicle access door and side entrance door.

Garage 19'8" x 10'3" max internal measure,ents (5.99m x 3.12m max internal measure,ents)

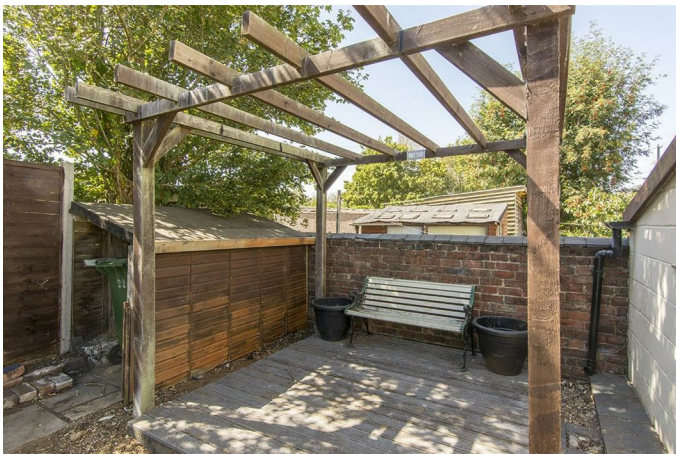
Up and over vehicle access door. Side entrance door. Window.

Rear Garden



Being of a generous size and facing a South Westerly direction the garden is laid to a variety of paved patio areas, gravelled areas and raised beds. Enclosed by timber fencing.





Store Room 11'1" x 10'0" (3.38m x 3.05m)



Brick constructed with side entrance door and window to side. Attached to the rear of the breakfast kitchen. Offering scope for further development subject to planning.



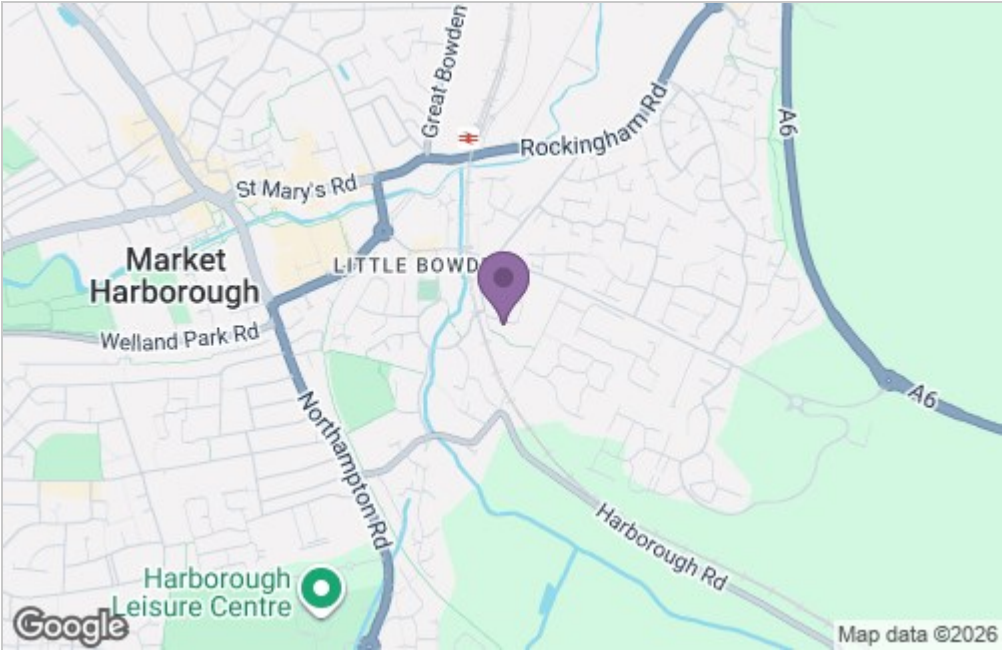
Note for Prospective Buyers

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.

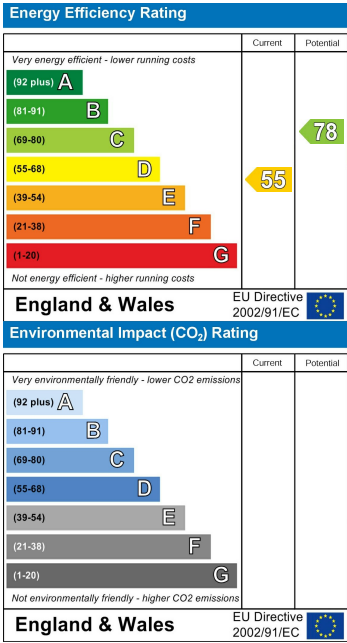
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise