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Service without compromise

9 Vaughan Close, Market Harborough, LE16 9NG

£350,000

The green-fingered buyers out there will adore this attractive detached bungalow, as it occupies a generous corner plot with beautiful mature gardens, tucked away in the corner of a pleasant cul-de-sac in the southern part of Market Harborough town. Spacious, well presented accommodation comprises entrance porch, lounge, dining kitchen, conservatory, three bedrooms, master en-suite & bathroom. Outside, in addition to its wonderful front & rear gardens, there is a lengthy driveway & a garage.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Porch

Opaque UPVC double glazed front entrance door and window to front aspect. Radiator. Door into Lounge.

Lounge 17'2" x 12'3" (5.23 x 3.73)

UPVC double glazed bow window to front. Gas fire with marble back panel and hearth. Two radiators.

Conservatory 12'8" x 8'11" (3.86 x 2.72)

Brick base with UPVC double glazed windows and French doors to garden.

Dining Kitchen 14'10" x 10'2" (4.52 x 3.10)

UPVC double glazed window to front. Opaque UPVC double glazed side entrance door. Fitted with a range of wall and floor mounted kitchen units with electric oven. Gas hob and extractor hood. Stainless steel one and a half bowl sink. Space for fridge. Space and plumbing for washing machine. Radiator.

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Inner Hall

Airing cupboard housing gas central heating boiler.

Bedroom One 11'10" x 10'3" (3.61 x 3.12)

UPVC double glazed window to rear. Radiator.

En-Suite

Opaque UPVC double glazed window to side. WC, wash hand basin and shower cubicle. Shaver point. Tiled splash backs.

Bedroom Two 12'8" x 10'1" (3.86 x 3.07)

Fitted wardrobes. Radiator. UPVC double glazed French doors to Conservatory.

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Bedroom Three 7'11" x 7'0" (2.41 x 2.13)

UPVC double glazed window to side. Radiator.

Bathroom

Opaque UPVC double glazed window to side. WC, wash hand basin and panelled bath. Shaver point. Tiled splash-backs. Radiator.

Front

Tarmac driveway for several vehicles leading alongside the property with gated side access into the rear garden. Lawned front garden with plant borders.

Garage

Up and over vehicle access door. Power and light connected.

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Rear Garden

Mainly laid to lawn with a variety of well stocked plant beds and borders.

Side Garden

Gravelled area suitable for drying area with greenhouse. Beyond the hedgerow along the side is an additional area possibly suitable for a vegetable garden.

(Rear Aspect Photo)

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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.

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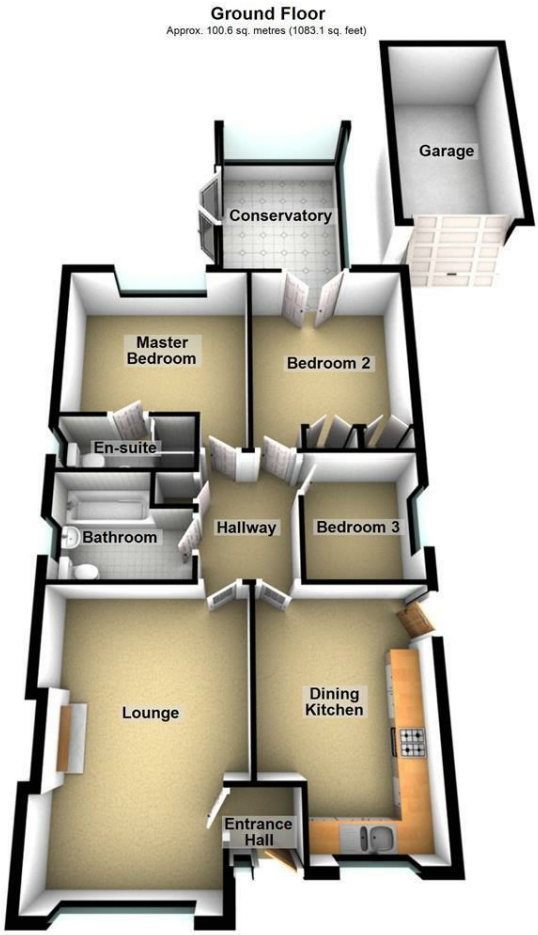
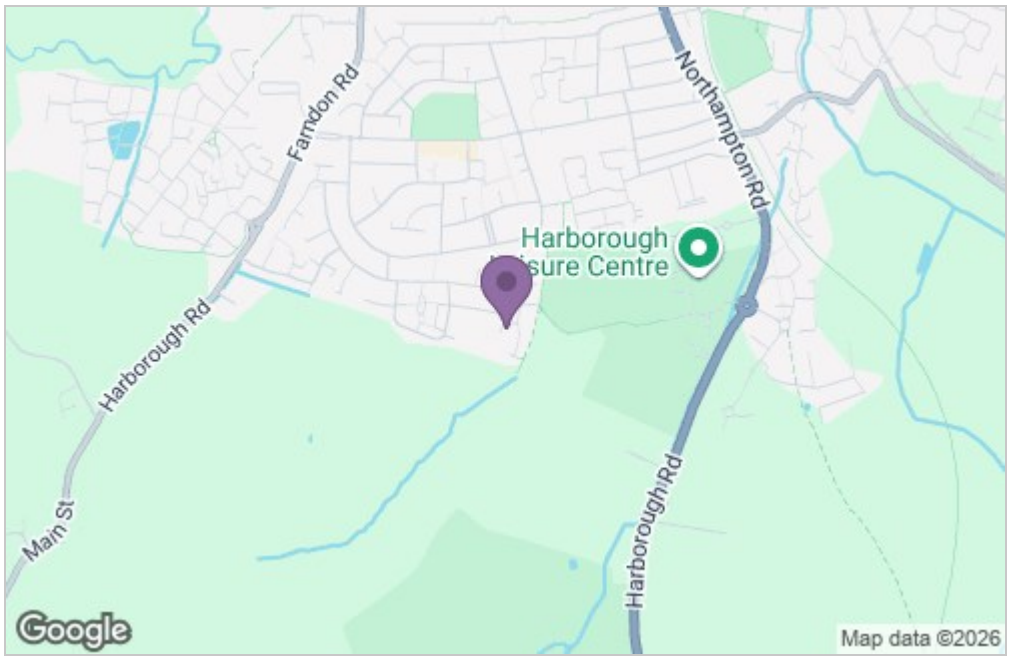
Floor Plan

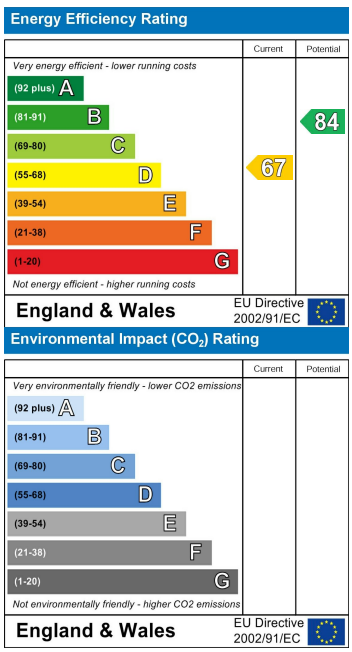


Total area: approx. 100.6 sq. metres (1083.1 sq. feet)

Area Map



Energy Efficiency Graph



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