

59 Angell Drive, Market Harborough, LE16 9GJ



£225,000

Well located in a quiet part of the popular Famdons Fields area is this spacious, self contained detached Coach House style maisonette, offered for sale through Adams & Jones on a freehold tenure. The truly immaculate and stylish accommodation benefits from gas fired central heating and double glazing and briefly comprises entrance hall, open plan lounge/diner, inner hall, self contained fitted kitchen, two double bedrooms and bathroom. There is also a single garage with off road parking for two cars directly in front of the property.

Service without compromise

Entrance Hall



Accessed via opaque double glazed front door. Radiator. Telephone point. Door to:-

Inner Hall



Stairs rising to the first floor. Radiator. Door to garage.

First Floor Lounge/Diner 17'7" x 13'6" max (5.36m x 4.11m max)



Timber balustrade. Two radiators. Two double glazed velux windows. Luxury vinyl tile flooring. Double glazed French door opening out to a 'Juliet' balcony. Double glazed window to the front elevation. Shelled storage cupboard. Door to:-





Kitchen 12'3" x 6'9" (3.73m x 2.06m)



Range of white matt fronted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with extractor hood over. Space and plumbing for automatic washing machine and dishwasher. Space and point for fridge/freezer. Two double glazed velux windows. Radiator. Gas fired combination central heating boiler. Stainless steel sink and drainer.



Inner Hall

Access to part boarded loft space. Radiator. Doors to rooms.





Bedroom Two 10'6" x 8'4" (3.20m x 2.54m)



Double glazed window to the front elevation. Radiator.

Bedroom One 11'0" x 10'2" (3.35m x 3.10m)



Double glazed window to the front elevation. Radiator. Fitted wardrobes. Telephone point. Television point.



Bathroom



Panelled bath with mains shower fitment over. Pedestal

wash hand basin. Low level WC. Heated towel rail. Complementary tiling. Wood laminate effect vinyl flooring. Double glazed velux window. Electric shaver point. Extractor fan.



Garage 17'9" x 10'9" max (5.41m x 3.28m max)



Up and over door. Power and lighting. Shelved under stairs storage cupboard. Internal access from property.



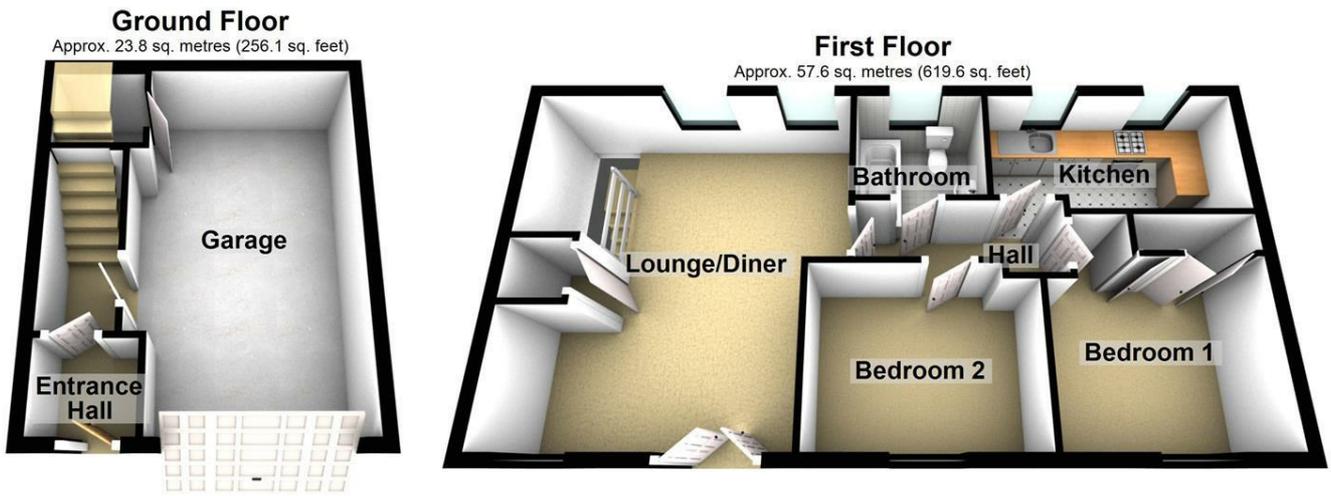
Parking

2 x allocated parking spaces directly in front of the property.

Note for Prospective Buyers

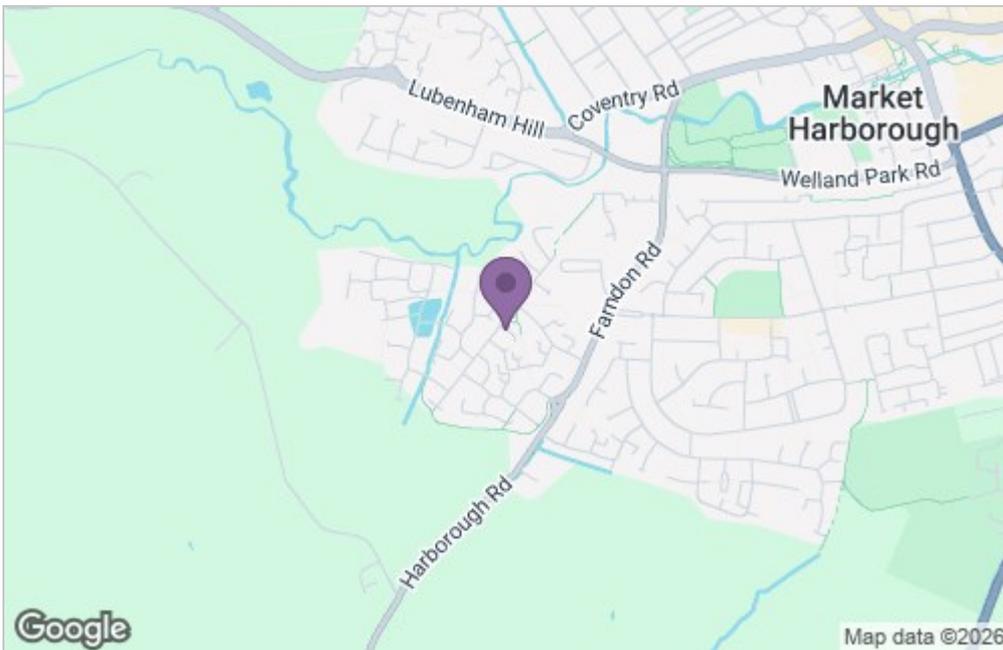
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

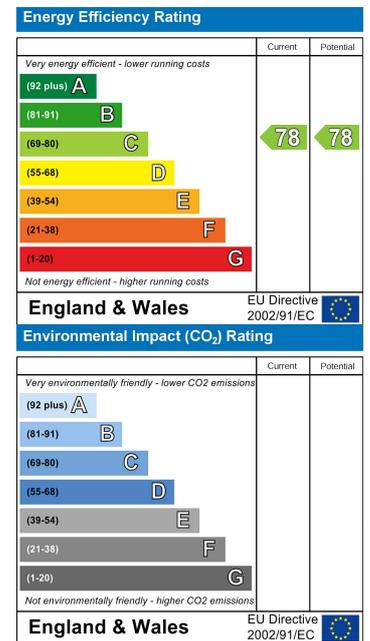


Total area: approx. 81.4 sq. metres (875.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise