

44 Blackhorse Drive, Market Harborough, LE16 9NS



£325,000

An attractive Davidson's built semi-detached three bedroom property less than two years, old located on the highly regarded 'Lubenham View' development of Market Harborough town. The current vendors have spent considerable time and effort in decorating the property to an extremely high standard whilst injecting some welcoming character into the property from it's new build state. Accommodation briefly comprises; entrance hall, lounge, ground floor WC and a pleasant split-level kitchen/diner adding a nice touch of character and an impressive high ceiling to the room. The first floor comprises landing, three bedrooms and a large bathroom with a luxurious four-piece suite. Outside there are two parking spaces directly in front of the house and an attractive landscaped garden to the rear.

Service without compromise

Entrance Hall



Composite double-glazed front entrance door. Radiator. Stairs to first floor landing. Door through to lounge.

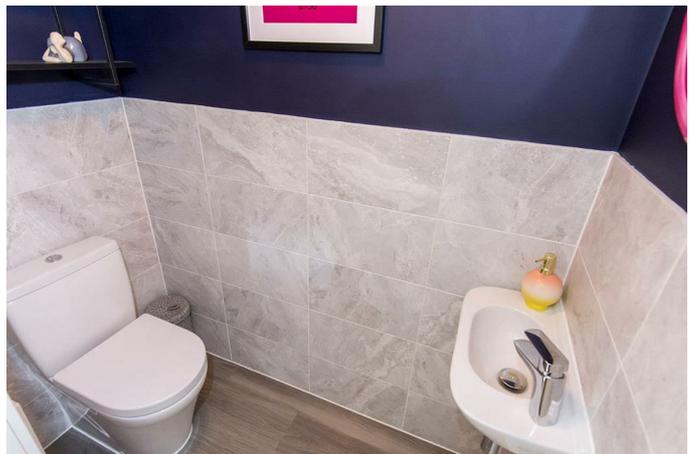
Lounge 14'7" x 11'9" (4.45m x 3.58m)



UPVC double-glazed window to front. Digital thermostat. Understairs storage cupboard. Luxury vinyl tiled floor. Two radiators.



Ground Floor WC



WC. Wash hand basin. Extractor fan. Luxury tiled vinyl flooring. Radiator.

ADAMS & JONES

Kitchen/Diner 15'6" x 10'8" max / 6'2" min (4.72m x 3.25m max / 1.88m min)



Split level with steps leading down to the main room with extra high ceilings. Fitted with a range of wall and floor mounted units. Electric oven. Ceramic hob with extractor hood over. Sink with mixer tap and drainer. Integrated fridge/freezer. Integrated washing machine. Tiled splash backs. Luxury vinyl tiled flooring. Radiator. UPVC double-glazed French doors with side lights to rear.



Landing



Airing cupboard housing shelving. Radiator.

Service without compromise

Bedroom One 13'3" max into wardrobe x 9'2" (4.04m max into wardrobe x 2.79m)



UPVC double-glazed window to rear. Fitted 'Albert Henry' designer wardrobes. Radiator.



Bedroom Two 10'4" x 7'9" (3.15m x 2.36m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 7'0" x 6'8" (2.13m x 2.03m)



UPVC double-glazed window to front. Fitted wardrobe. Radiator.



Bathroom 9'2" x 8'4" max / 4'7" min (2.79m x 2.54m max / 1.40m min)

Front



Opaque UPVC double-glazed window to front. Four-piece bathroom suite comprising WC, wash hand basin, shower cubicle and panelled bath. Tiled splash backs. Luxury tiled vinyl flooring. Extractor fan. Heated towel rail. Shaver point.

To car driveway located directly in front of the property. Paved pathway to front entrance door and side entrance gate. Shrubbled boarder to house. Outside light.

Rear Garden



Being of a low maintenance design with artificial lawn. Sheltered paved patio. Timber shed with power connected. Additional timber shed. Paved pathway to side entrance gate leading back out to the front of the property. Additional hidden paved bin storage area with rear access gate leading out to the rear of the property.



Rear Aspect



Maintenance Fee

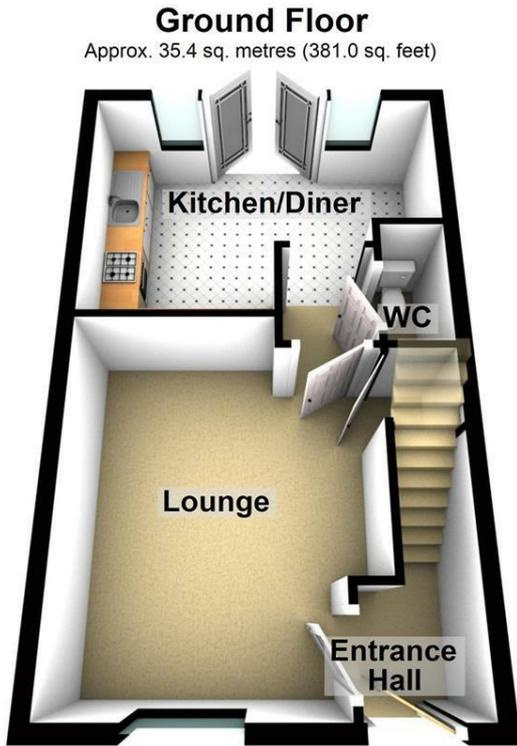


As with the majority of recently built developments, there is a maintenance charge, currently set at £204 per year.

Note For Prospective Buyers

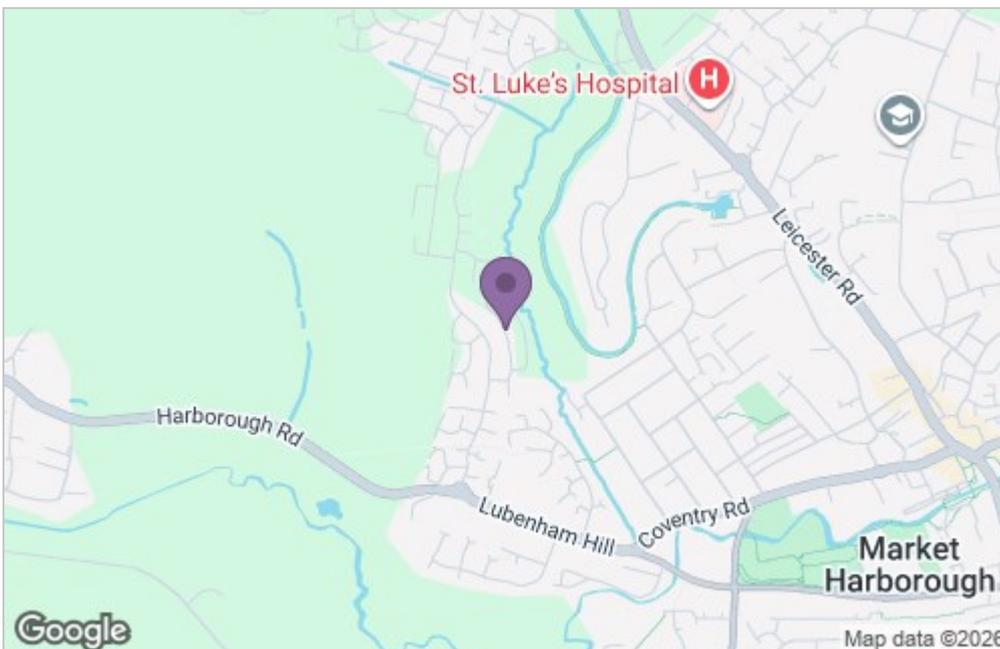
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Service without compromise