

## 55 Park Drive, Market Harborough, LE16 7BB



**£325,000**

A pretty semi detached bungalow located at the sought after upper end of Park Drive, not far from Market Harborough's historic Park House which was believed to have been owned by the notorious Symington family of Market Harborough. Its location offers easy access down into the town's vibrant centre with its vast range of local amenities. The bungalow itself has been vastly improved by its current owner and in brief comprises; hallway, lounge, kitchen, two bedrooms and shower room. Outside there is hardstanding at the front, a brick store to the rear and an attractive rear garden backing on to a pleasant arboretum.

*Service without compromise*



## Hallway



Composite double-glazed front entrance door. Vertical radiator. Luxury vinyl tiled flooring. Recess providing cloaks hanging area.

## Kitchen 9'4 x 9'4 (2.84m x 2.84m)



Opaque UPVC double glazed window to side and composite double glazed rear entrance door to garden. Refitted range of wall and floor mounted kitchen units with oak worktops. Ceramic Belfast sink. High level electric oven. Ceramic hob. Space for fridge/freezer. Luxury vinyl tiled flooring. Vertical radiator.



## Lounge 14'9" x 9'9" (4.50m x 2.97m)



UPVC double-glazed window to front and two UPVC double-glazed windows to side (All having plantation shutters). Log burner over slight slate hearth with oak

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mantle piece over. Luxury vinyl tiled flooring. Vertical radiator.



## Bedroom One 12'4" x 10'1" (3.76m x 3.07m)



UPVC double-glazed window to front with plantation shutters. Luxury vinyl tiled flooring. Vertical radiator.



*Service without compromise*



Bedroom Two 9'4" x 8'1" (2.84m x 2.46m)



UPVC double-glazed French doors to rear. Vertical radiator. Luxury vinyl tiled flooring.

Shower Room 6'4" x 6'1" (1.93m x 1.85m)



UPVC double-glazed window to rear. WC. Wash hand basin over storage unit. Shower cubicle with Aqualisa shower. Luxury vinyl tiled flooring. Heated towel rail.



Front



Block paved hard standing to the front and pathway. Lawned area.



## Rear Garden



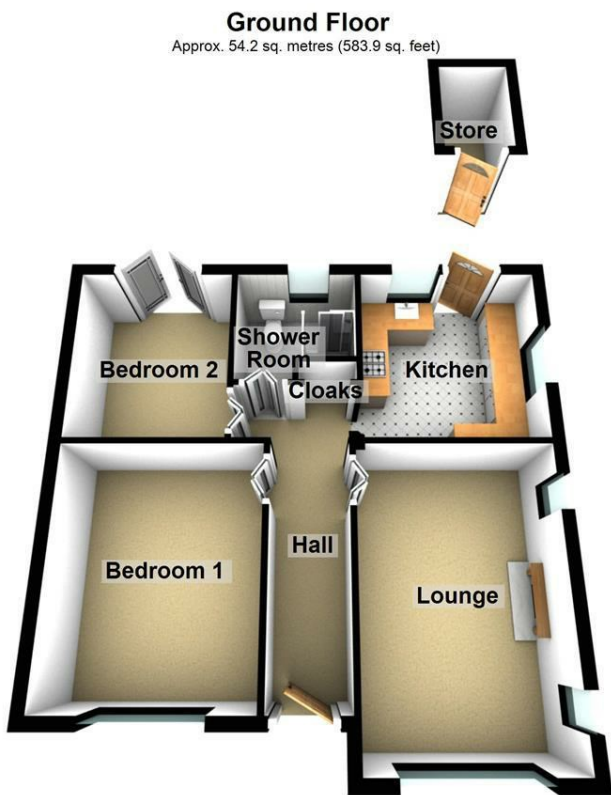
Mainly laid to lawn with plant borders. Paved patio. Sheltered timber decking. Potting shed. Brick store.



## Rear Aspect

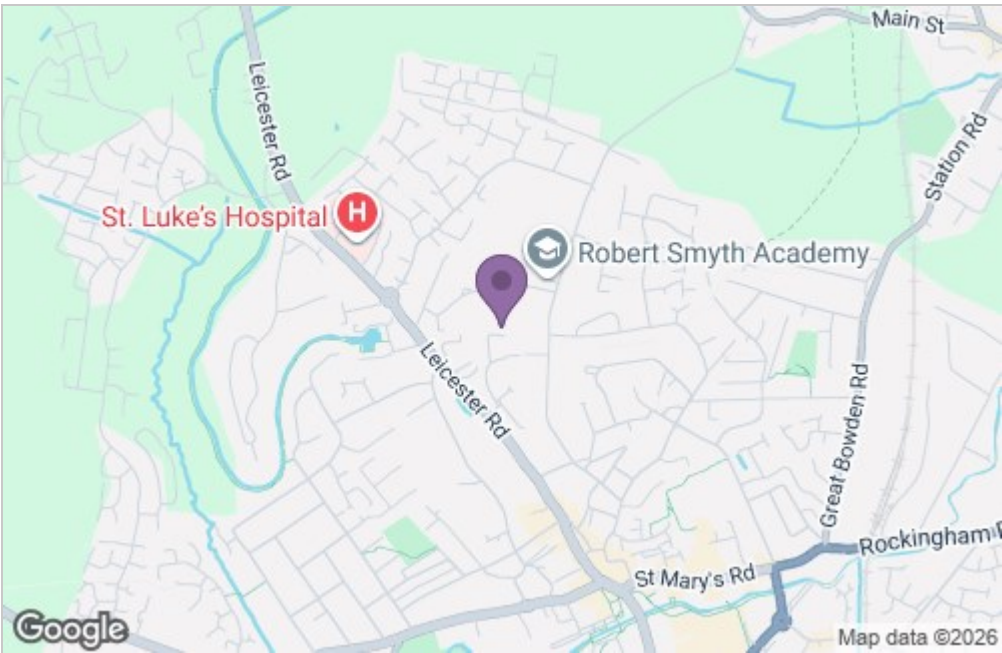


Floor Plan



Total area: approx. 54.2 sq. metres (583.9 sq. feet)

Area Map



Energy Efficiency Graph

