

## 3 Florence Grove, Market Harborough, LE16 9NY



**£250,000**

A superb modern semi-detached home boasting a stylish open plan living/dining/kitchen with bi-folding doors to the garden and two double bedrooms located in the ever popular Farndon Fields development of Market Harborough town. Additional accommodation includes a large and well-appointed ground floor WC, entrance area, landing and high specification first floor bathroom. Outside there's a pleasant rear garden and two off road parking spaces right in front of the house. The Farndon Fields development is located towards the Southern edge of Market Harborough town near to the excellent Farndon Fields Farm Shop and provides easy access into the town centre with its vast range of local amenities.

*Service without compromise*

## Entrance Area



Double-glazed front entrance door with side light. Radiator. Stairs rising into the first floor. Opening through to kitchen/dining area. Door through to ground floor wc.



## Ground Floor wc 5'2" x 5'1" (1.57m x 1.55m)



UPVC double-glazed window to front. WC. Wash hand basin. Part tiled walls. Radiator.

## Kitchen/Dining Area 10'1" max into recess x 9'0" plus fridge/freezer r (3.07m max into recess x 2.74m plus fridge/freezer )



Fitted with a stylish range of wall and floor mounted units. Stainless steel one and a half bowl sink. Electric oven. Built in microwave oven. Integrated dishwasher. Gas hob. Recessed space for fridge/freezer. Radiator. Opening through to living area.



Living Area 14'4" x 8'3" (4.37m x 2.51m )



Aluminium double-glazed bi-folding doors to the garden. Radiator.



Utility Cupboard



Landing



UPVC double-glazed window to side.

Bedroom One 11'2" to wardrobe doors x 8'7" (3.40m to wardrobe doors x 2.62m )



UPVC double-glazed window to rear. Fitted range of sliding mirrored wardrobes. Radiator.



Bedroom Two 14'4" max / 10'6" min x 8'6" (4.37m max / 3.20m min x 2.59m)



UPVC double-glazed window to front. Cupboard housing gas central heating boiler. Radiator.



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Bathroom 6'8" x 5'5" (2.03m x 1.65m)



WC. Wash hand basin over storage unit. Panelled bath with rain shower head and flexible shower heads over and glazed shower screen. Tiled splash backs.

Front



Tarmacked driveway providing private off road parking for two cars. Gated side access to the rear garden.

Rear Garden



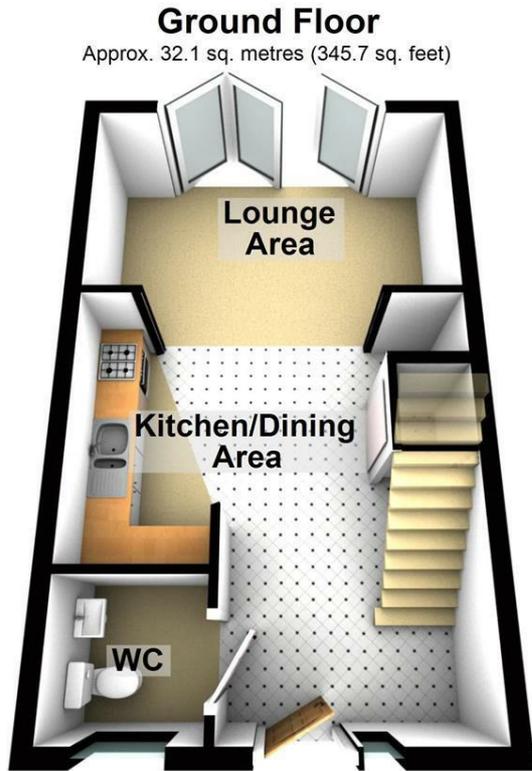
Mainly laid to lawn with paved patio. Enclosed by timber fencing.



### Notice For Prospective Buyers

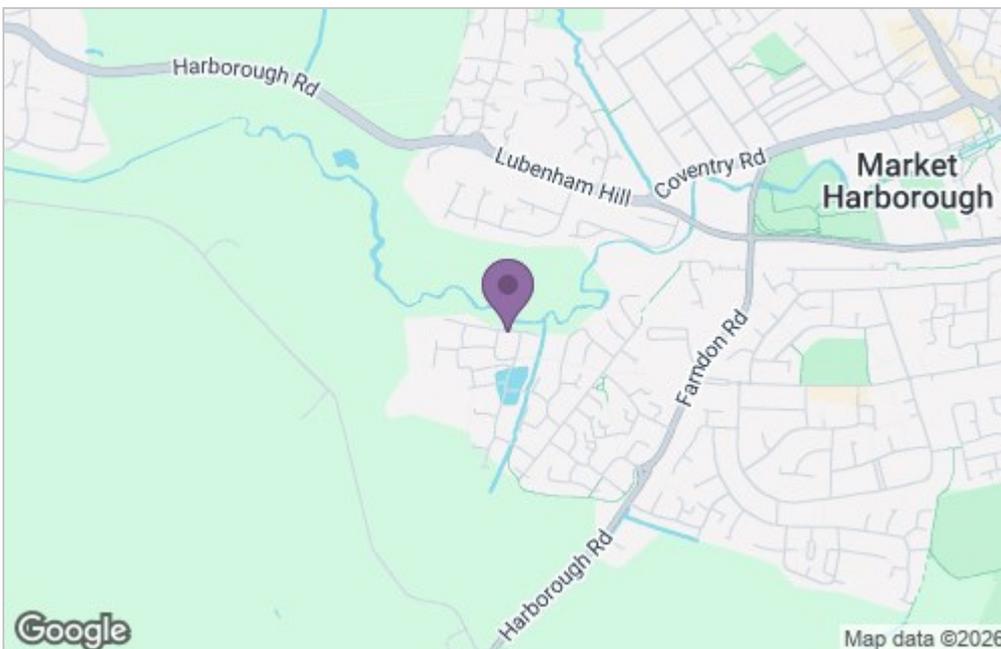
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan

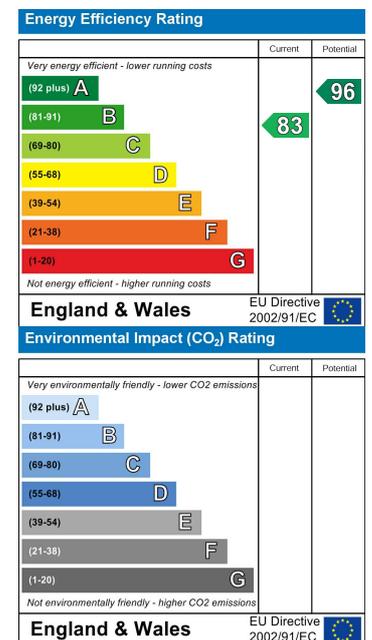


Total area: approx. 64.2 sq. metres (691.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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