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55 Park Drive, Market Harborough, LE16 7BB

Offers Over £300,000

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

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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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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.

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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.

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Rear Garden

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

Rear Aspect

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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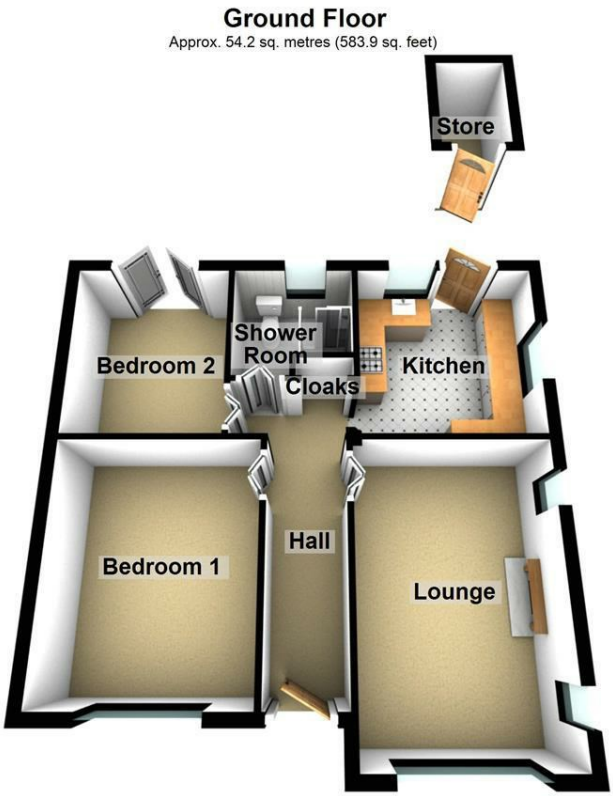
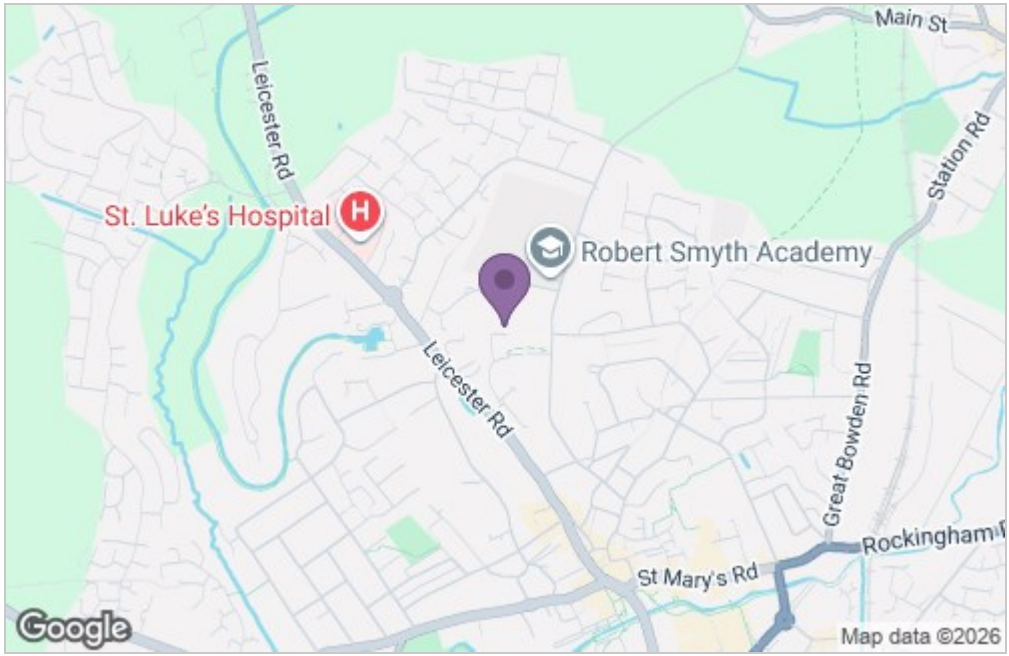
Floor Plan

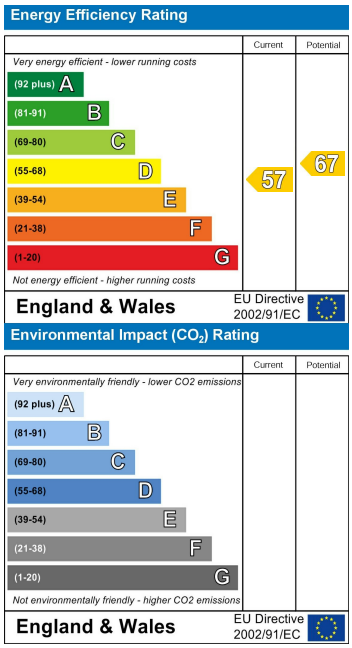


Total area: approx. 54.2 sq. metres (583.9 sq. feet)

Area Map



Energy Efficiency Graph



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