

## 28 Logan Crescent, Market Harborough, LE16 9QT



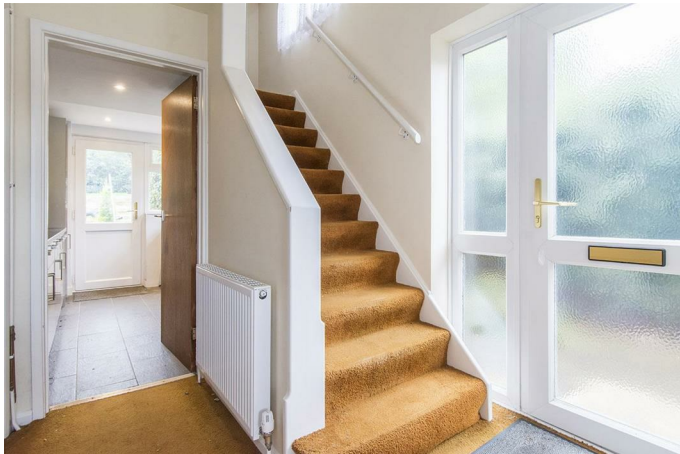
### Offers Over £280,000

Backing on to the Grand Union Canal is this exciting proposition situated to the North of Market Harborough town centre. This three bedroom, semi-detached chalet style home offers flexible living accommodation, scope for further improvements or extension (STPP) and generous front and rear gardens! The property requires further modernisation/improvements, however benefits from a recently installed kitchen and updated shower room. The accommodation briefly comprises: Entrance hall, lounge, kitchen, two downstairs bedrooms, large principal bedroom to the first floor and modern shower room. Outside is a good sized lawned garden, driveway providing off road parking, garage/outbuilding and an extremely private tiered garden. The property is offered to market with NO CHAIN!

*Service without compromise*



**Entrance Hall**



Accessed via a UPVC double glazed front door. Doors off to: Lounge, kitchen and bedrooms. Stairs rising to: First floor. Radiator.

**Lounge 15'0 x 9'11 (4.57m x 3.02m)**



UPVC sliding door out to: Rear garden. Gas feature fireplace. TV point.

**Kitchen 11'1 x 7'2 (3.38m x 2.18m)**



Having been recently re-fitted with a selection of fitted base and wall units with a laminate worktop over and single bow stainless steel sink with drainer. There is a freestanding electric cooker, space for an integral fridge/freezer and space with plumbing for a freestanding washing machine. Tiled flooring, LED spotlights and pantry cupboard. UPVC double glazed door out to: Rear garden. UPVC double glazed windows to rear and side aspects.

**Bedroom Two 11'4 x 11'1 (3.45m x 3.38m)**



UPVC double glazed window to front aspect. Radiator.

**Bedroom Three 8'11 x 7'9 (2.72m x 2.36m)**



UPVC double glazed window to front aspect. Radiator.

## Landing

Doors off to: Bedroom and shower room. UPVC double glazed window to side aspect. Access to eaves storage.

**Bedroom One 16'8 x 9'11 (5.08m x 3.02m)**



UPVC double glazed window to front aspect. Access to eaves storage. Radiator.

**Bedroom One (Photo Two)**



**Shower Room 7'3 x 6'2 (2.21m x 1.88m)**



Comprising: Shower enclosure, low level WC and wash hand basin over vanity unit. Feature wall and flooring tiling throughout. Chrome heated towel rail. UPVC double glazed window to side aspect.





## Outside



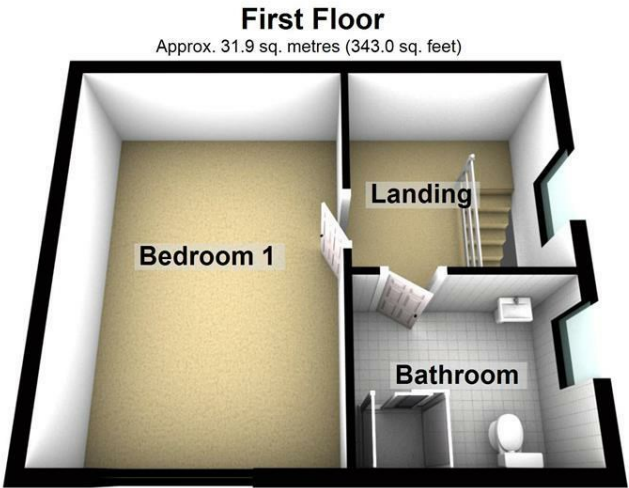
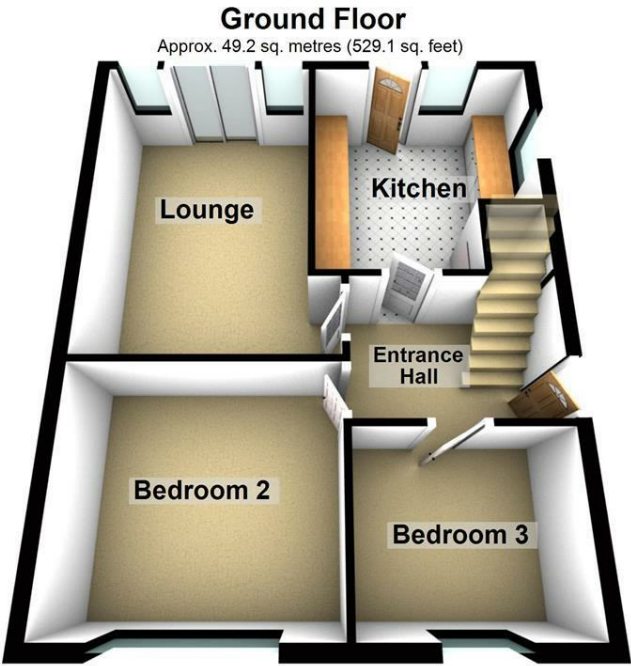
The property occupies a generous plot with a good sized lawned front garden area and driveway providing off road parking for multiple vehicles. There is side access from the driveway with a secure pedestrian gate into the rear garden. There is a garage/outbuilding which is delapidated and currently not usable. The rear garden is extremely private with a paved patio area with steps leading up to a sweeping lawn with large sleeper retainer planting beds with a greenhouse and handy wooden shed.

## Outside (Photo Two)



## Rear Aspect

Floor Plan



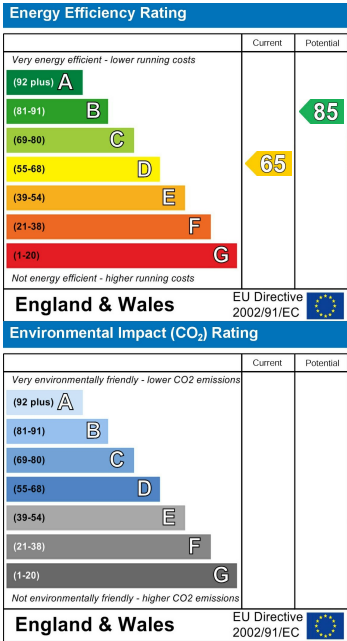
Total area: approx. 81.0 sq. metres (872.1 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise