ADAMS & JONES

9 St Mary's Road
Market Harborough
Leicestershire LE16 7DS
01858 461888

2 Station Road
Lutterworth
Leicestershire LE17 4AP
01455 886670

info@adams-jones.co.uk
www.adams-jones.co.uk

Service without compromise

4 Adamswood Close, Market Harborough, LE16 9QD









£440,000

An immensely stylish and deceptively spacious three storey, four bedroom detached property located in an extremely pleasant cul-de-sac within easy reach of Market Harborough's town centre. Accommodation is extremely high specification with a wide variety of high quality fixtures and fittings throughout. It is entered on the ground floor via an entrance hallway with ground floor WC, lounge, family room and a fantastic extended L shaped living/dining/kitchen. To the first floor there's a landing, three bedrooms, one of which has an en-suite shower room and family bathroom. To the second floor there is a stunning master bedroom with en-suite shower room. Outside there are pleasant front and rear gardens, driveway and an outside store (formally the front part of the converted garage). The property benefits from no upwards chain.

naea | propertymark PROTECTED · The Property Ombudsman · arla | propertymark PROTECTED

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.

ADAMS & JONES

Service without compromise

Entrance Hall



Composite double-glazed main entrance door. Feature column radiator.

Ground Floor WC



Opaque UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Column radiator. Tiled floor.

Family Room 11'4" x 7'7" (3.45m x 2.31m)



UPVC double-glazed window to side. Understairs storage cupboard. Radiator.

Lounge 13'2" x 11'7" (4.01m x 3.53m)



UPVC double-glazed window to front. Column radiator.



ADAMS & JONES

Service without compromise

Living Dining Kitchen





Living Area 19'8" x 9'1" (5.99m x 2.77m)



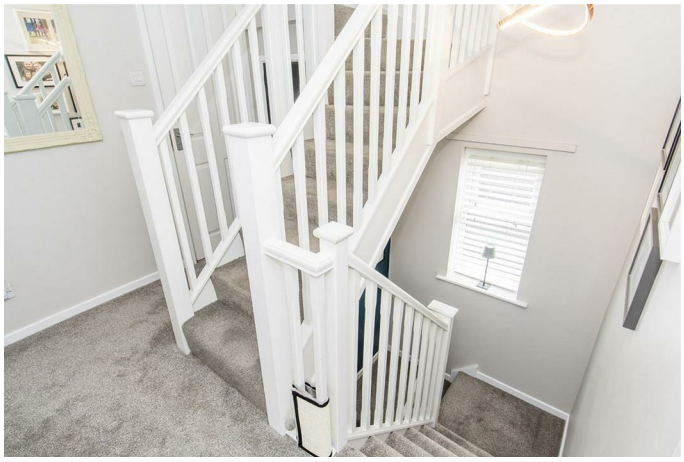
Bi-fold door to rear aspect. Column radiator. Smart double oven with built in microwave. Space for American style fridge/freezer. Carndine flooring.

Kitchen Area 10'9" x 9'8" (3.28m x 2.95m)



Double-glazed bi-folding doors to the side elevation. UPVC double-glazed window to the rear with double-glazed skylight to rear. Fitted range of wall and floor mounted units and breakfast bar with quartz worktops. Integrated one and a half bowl sink. Integrated dishwasher. Induction hob with extractor hood over. Space and plumbing for washing machine.

First Floor Landing



UPVC double-glazed window to side. Airing cupboard housing fire suppression system. Separate boiler cupboard housing re-fitted central heating boiler approximately two years old. Radiator.

ADAMS & JONES

Service without compromise

Bedroom Four 9'1" x 7'5" (2.77m x 2.26m)



UPVC double-glazed window to front. Radiator.



Bedroom Three 10'1" x 8'7" (3.07m x 2.62m)



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



Bedroom Two 10'6" to wardrobe doors x 9'4" (3.20m to wardrobe doors x 2.84m)



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



ADAMS & JONES

Service without compromise

En-Suite Two 8'0" x 4'4" (2.44m x 1.32m)



Opaque UPVC double-glazed window. WC. Wash hand basin over drawer unit. Double width shower cubicle. Heated towel rail. Extractor fan.

Family Bathroom 6'2" x 6'1" (1.88m x 1.85m)



Opaque UPVC double-glazed window. WC. Wash hand basin over storage unit. Free standing bath with shower mixer tap. Luxury vinyl tiled flooring. Extractor fan.





ADAMS & JONES

Second Floor Master Bedroom 19'9" max into dressing area / 13'0" x 16'4" (6.02m max into dressing area / 3.96m x 4.98m)



Two double-glazed sky lights to front. UPVC double-glazed window to rear. Fitted wardrobes. Dressing area to recess. Radiator.



Master En-Suite 6'7" x 6'0" (2.01m x 1.83m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin over drawer unit. Shower cubicle with dual head shower. Extractor fan. Heated towel rail.



Service without compromise

ADAMS & JONES

Front



Lawned front garden with low level hedge. Block paved driveway. Gated side access.

Outside Store

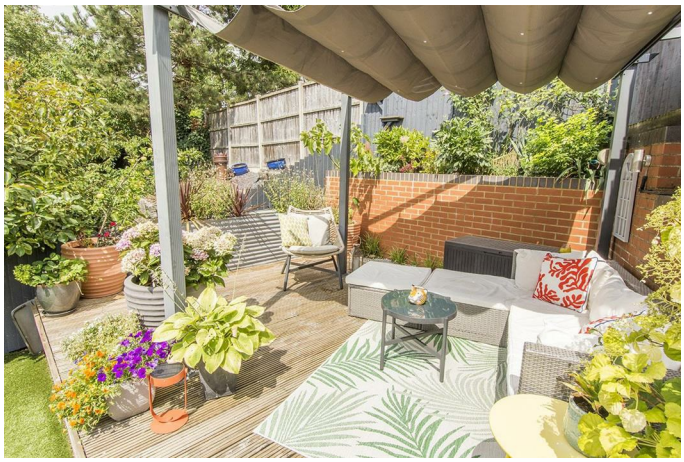
Formally the front part of the original garage with electrically operated roller door.

Rear Garden



Paved patio area with steps leading up to artificial lawn. Raised timber decked area to the upper end of the garden. Raised plant beds to the rear boundary.





Rear Aspect



Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to

Service without compromise

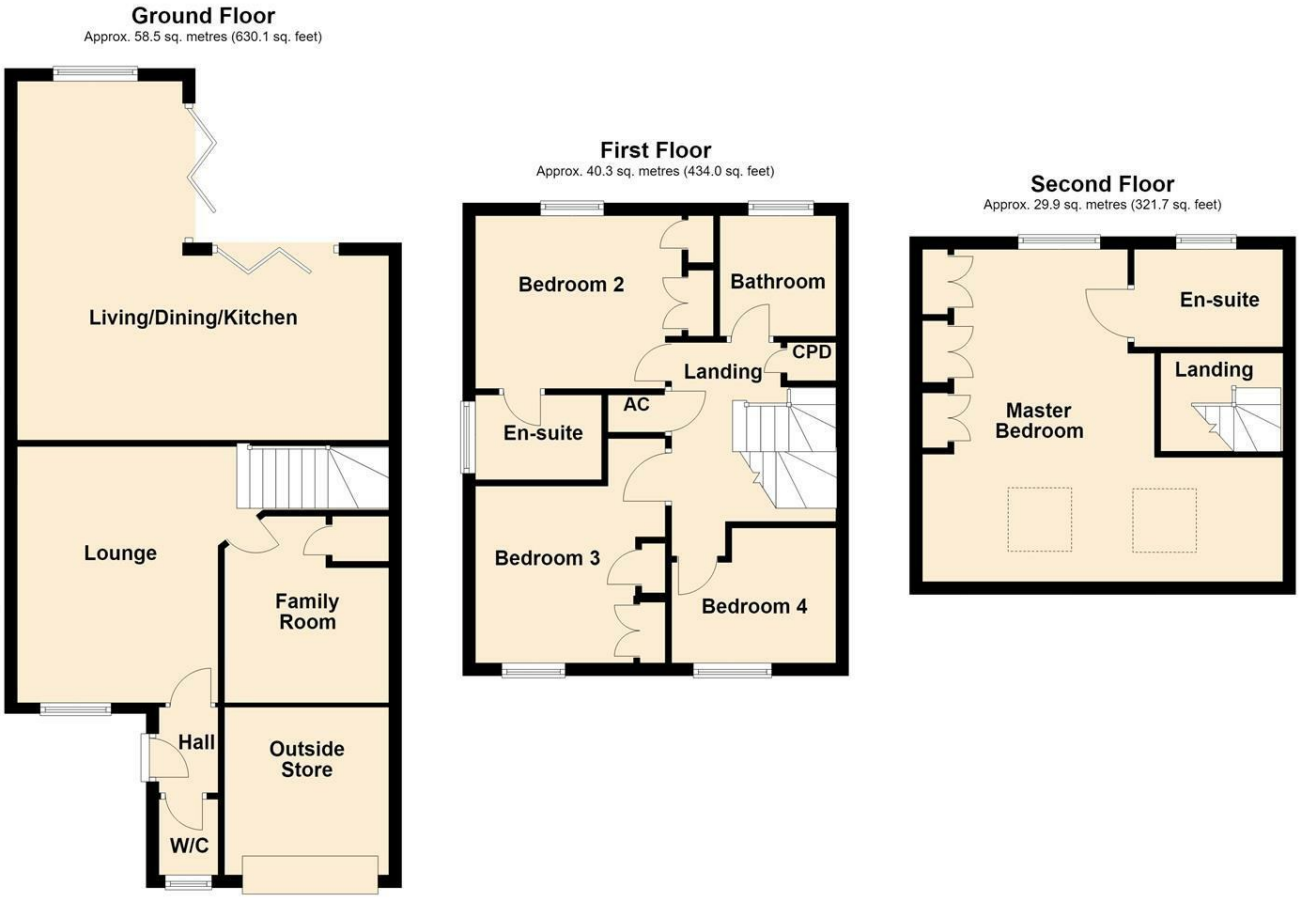
ADAMS & JONES

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.

Service without compromise

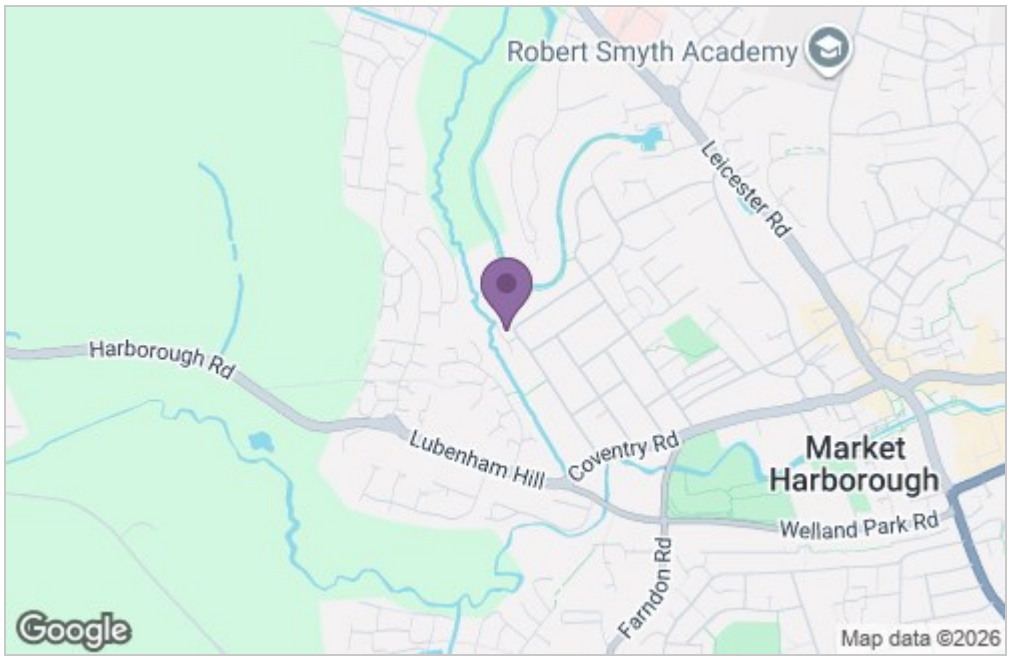
ADAMS & JONES

Floor Plan

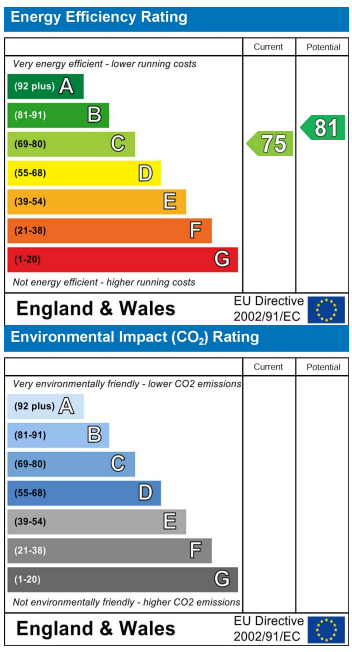


Total area: approx. 128.7 sq. metres (1385.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise