

## 6 Logan Court, Market Harborough, LE16 9QS



**£400,000**

Beautifully extended and meticulously presented, this substantial semi-detached property has a lot to offer and must be seen in person to be appreciated. It sits towards the Northern end of Market Harborough town within easy reach of its stunning canal and wharf and provides easy access into the vibrant town centre with its vast range of amenities. Accommodation briefly comprises entrance hallway, 27'2" kitchen/diner, 17'2" lounge extension at the rear and a ground floor shower room/WC. To the first floor is a landing, three well proportioned double bedrooms, master en-suite wet room and main bathroom. Outside the property has a good sized driveway providing off road parking for several cars, a 27'4" carport and a pleasant landscaped rear garden.

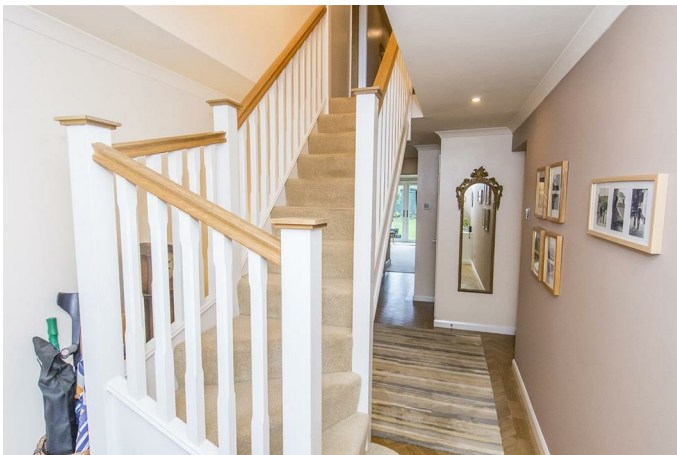
*Service without compromise*



## Hallway



Timber double-glazed front entrance door with double-glazed sidelights. Cupboard housing Worcester gas central heating boiler. Amtico flooring. Radiator.



Kitchen/Diner 27'2" x 11'4" max / 10'6" min (8.28m x 3.45m max / 3.20m min )

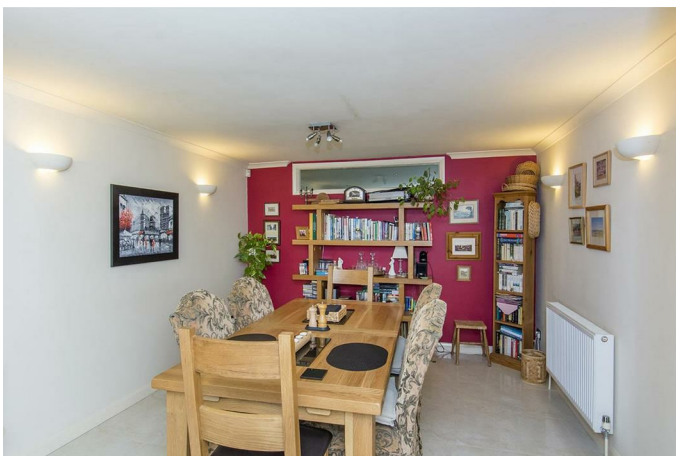


UPVC double-glazed window to front. High level window to lounge. Fitted with a range of wall and floor mounted kitchen units with granite worktops and sink inset. Rangemaster cooker with extractor hood over. Double drawer dishwasher. Space for American fridge/freezer. Integrated washing machine. Integrated microwave. Under floor heating. Additional central heating powered plinth heater. Additional radiator.

## Kitchen Area



# ADAMS & JONES



Lounge 17'2" x 12'8" (5.23m x 3.86m )



UPVC double-glazed French doors and picture windows to rear. Corner log burner. Skirting board central heating system. Additional electric panel heater. Spotlights to ceiling.



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Ground Floor Shower Room/WC 7'8" x 3'3" (2.34m x 0.99m )



WC. Wash hand basin. Shower cubicle. Spotlights to ceiling. Extractor fan. Tiled splash backs. Tiled flooring. Heated towel rails.

First Floor Landing



UPCV double-glazed window to front. Loft access hatch. Airing cupboard housing hot water tank. Radiator.

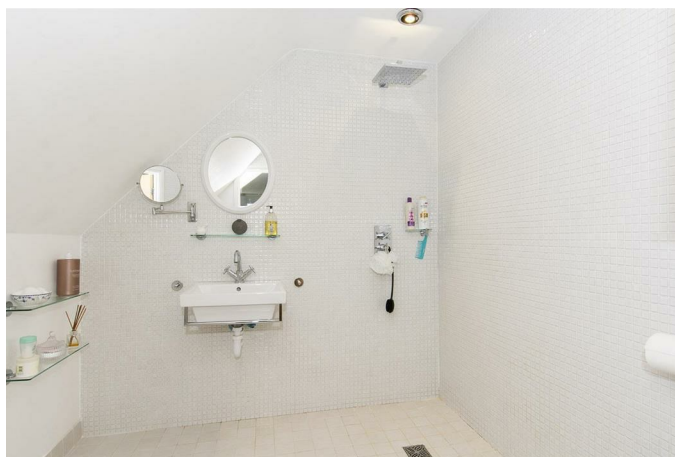
Master Bedroom 16'6" x 11'5" (5.03m x 3.48m)



UPVC double-glazed window to front. Radiator.



En-Suite Wet Room 7'1" x 6'8" (2.16m x 2.03m)



WC. Wash hand basin. Wet room shower. Tiled walls. Tiled flooring. Heated towel rail.



Bedroom Three 11'2" x 11'0" (3.40m x 3.35m)



UPVC double-glazed window to front Built in wardrobe. Eaves storage hatch. Radiator.

Family Bathroom 7'10" x 7'3" (2.39m x 2.21m)



Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Claw foot bath with shower mixer tap over. Tiled splash backs. Tiled flooring. Radiator.

Bedroom Two 13'6" x 11'8" (4.11m x 3.56m)



UPVC double-glazed window to rear. Built in timber cupboards and drawer units. Eaves storage hatch. Radiator.







## Front

Block paved driveway and additional gravelled parking area for several vehicles. Plant beds with a variety of shrubs inset.

## Car Port 27'4" x 8'2" (8.33m x 2.49m)

Up and over vehicle access door. Base units with stainless steel sink over. Space and plumbing for appliances. Water point. Internal door to hallway. Timber rear entrance door to garden. UPVC double-glazed window to rear.

## Rear Garden



Landscaped. Mainly laid to lawn with paved patio and gravelled area. Plant beds and boarders. Additional timber edged raised beds. Timber shed.



## Rear Aspect

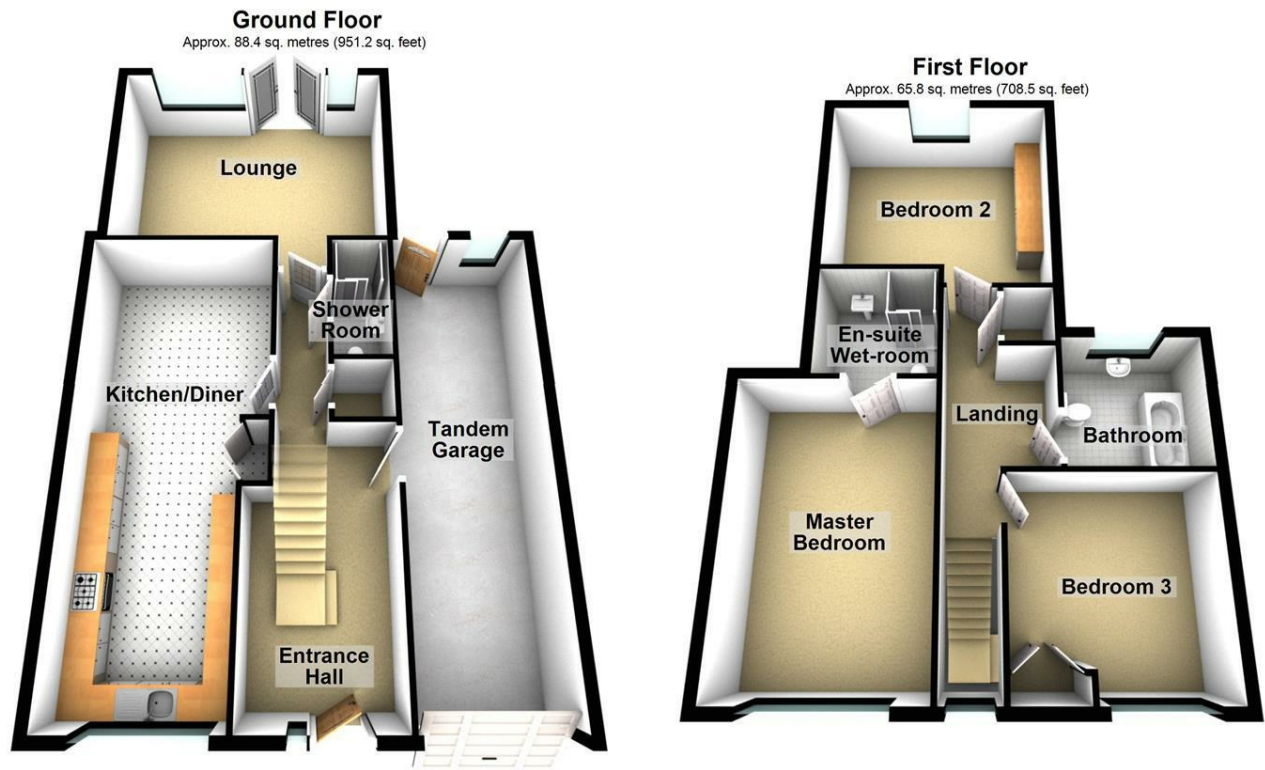


## Additional

Mains powered smoke alarms and a security alarm system are fitted to this property.

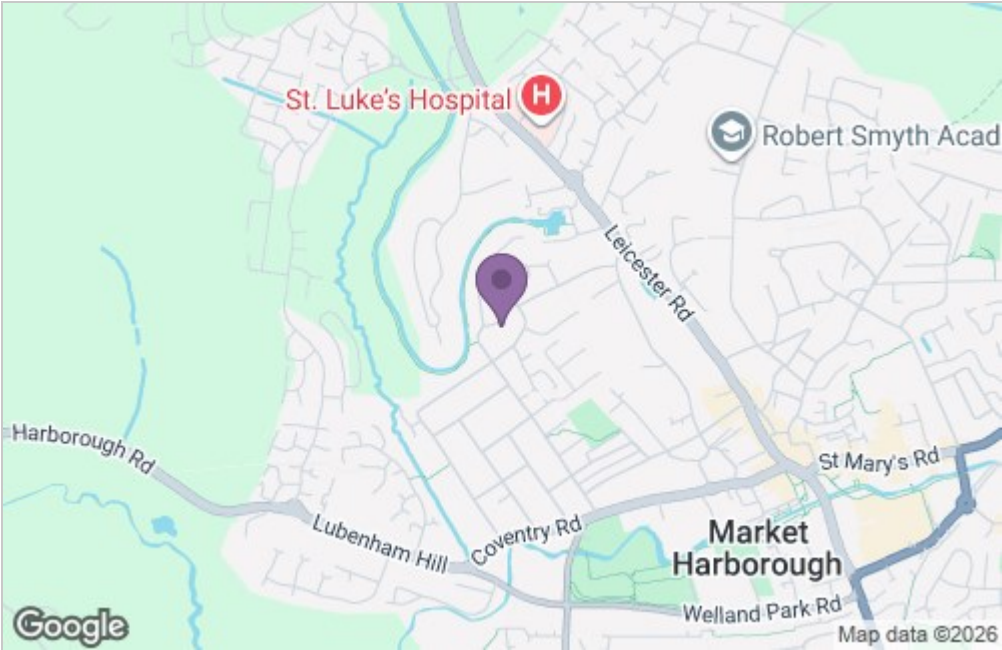


Floor Plan

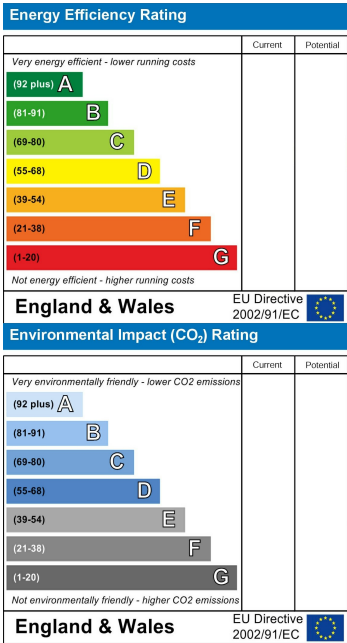


Total area: approx. 154.2 sq. metres (1659.7 sq. feet)

Area Map



Energy Efficiency Graph



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