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Service without compromise

9 Southwold Close, Market Harborough, LE16 9GU

£595,000

If living space is your priority, then this vast three storey, six bedroom property with accommodation of over 2,500 square foot including its double garage has got to be the one for you. Accommodation leaves scope for some improvements but the property has been priced with this in mind, offering someone a fantastic blank canvas to be able to make it their own at great value for money. It briefly comprises to the ground floor; entrance hall, lounge, study/playroom, kitchen/diner, utility room and ground floor WC. To the first floor; there's a landing, master bedroom with en-suite, three further bedrooms and family bathroom. To the second floor there's a large useable landing space, a second guest bedroom with en-suite and the final sixth bedroom. Outside there's a driveway leading to a double garage and a pleasant garden at the rear.

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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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Entrance Hallway

Double-glazed front entrance door. Tiled floor. Cloaks cupboard. Radiator.

Lounge 20'1" x 14'0" (6.12m x 4.27m)

UPVC double-glazed French doors and side lights. UPVC double-glazed bay window to side. UPVC double-glazed window to rear. Two radiators.

Study/Playroom 9'5" x 9'2" (2.87m x 2.79m)

UPVC double-glazed window to front. Radiator.

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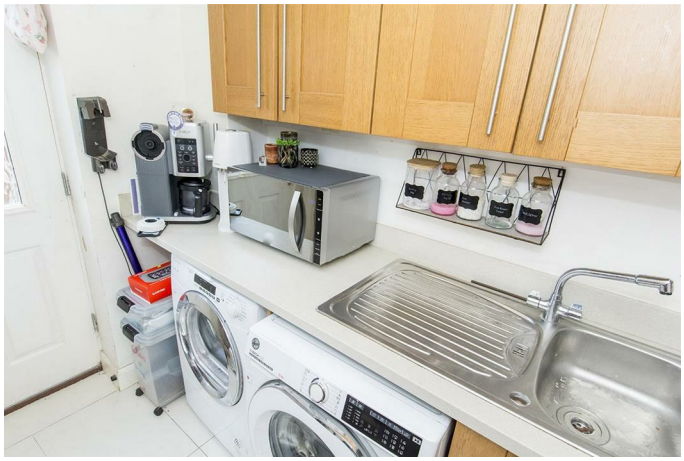
Kitchen/Diner 21'4" x 15'0" (6.50m x 4.57m)

UPVC double-glazed bay window to front. UPVC double-glazed French doors and sidelights to rear. Fitted range of wall and floor mounted units. Electric double oven. Five ring hob with extractor hood. Stainless steel one and a half bowl sink. Tiled flooring. Two radiators.

Utility Room 8'0" x 5'7" (2.44m x 1.70m)



Double-glazed rear entrance door. Wall and floor mounted units. Space and plumbing for washing machine and dryer. Tiled flooring. Stainless steel sink.

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Ground Floor WC

Opaque UPVC double-glazed window. WC. Wash hand basin. Tiled splash backs. Tiled flooring. Radiator.

First Floor Landing

UPVC double-glazed window to front. Storage cupboard. Airing cupboard.

Master Bedroom 19'3" max / 11'4" x 14'1" (5.87m max / 3.45m x 4.29m)

UPVC double-glazed windows to both sides. Two mirrored wardrobes. Two radiators.

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Master En-Suite 8'3" x 7'3" (2.51m x 2.21m)

Opaque UOVC double-glazed window. WC. Wash hand basin. Shower cubicle. Panelled bath. Extractor fan. Tiled splash backs. Heated towel rail.

Bedroom Four 13'9" max to wardrobe doors x 9'4" (4.19m max to wardrobe doors x 2.84m)

UPVC double-glazed windows to front and side. Built in wardrobes. Radiator.

Bedroom Five 12'3" x 9'2" (3.73m x 2.79m)
UPVC double-glazed window to rear. Radiator.

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Bedroom Six 12'5" x 8'9" (3.78m x 2.67m)

UPVC double-glazed window to front. Radiator.

Bathroom 9'0" x 7'1" (2.74m x 2.16m)

Opaque UPVC double-glazed window. WC. Wash hand basin. Panelled bath. Shower cubicle. Heated towel rail. Tiled splash backs. Extractor fan.

Second Floor Landing

UPVC double-glazed window to side. Velux double-glazed sky light. Two built in cupboards. Radiator.

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Bedroom Two 17'9" x 15'8" (5.41m x 4.78m)

Five double-glazed Velux skylights. Built in wardrobes. Two radiators.

En-Suite Two

Double-glazed Velux skylight. WC. Wash hand basin. Shower cubicle. Tiled splash backs. Heated towel rail.

Bedroom Three 19'9" x 9'5" (6.02m x 2.87m)

Two double-glazed Velux skylights. Built in wardrobes. Radiator.

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Front
To the front of the property is a shrubbed border with tarmacked driveway leading to the double garage.

Double Garage 17'7" x 17'2" max internal measurements (5.36m x 5.23m max internal measurements)
Two up and over vehicle access doors. Power and light connected. Side entrance door into garden.

Rear Garden

Mainly laid to lawn with paved patio area and timber decking area.

Note for Prospective Buyers
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a

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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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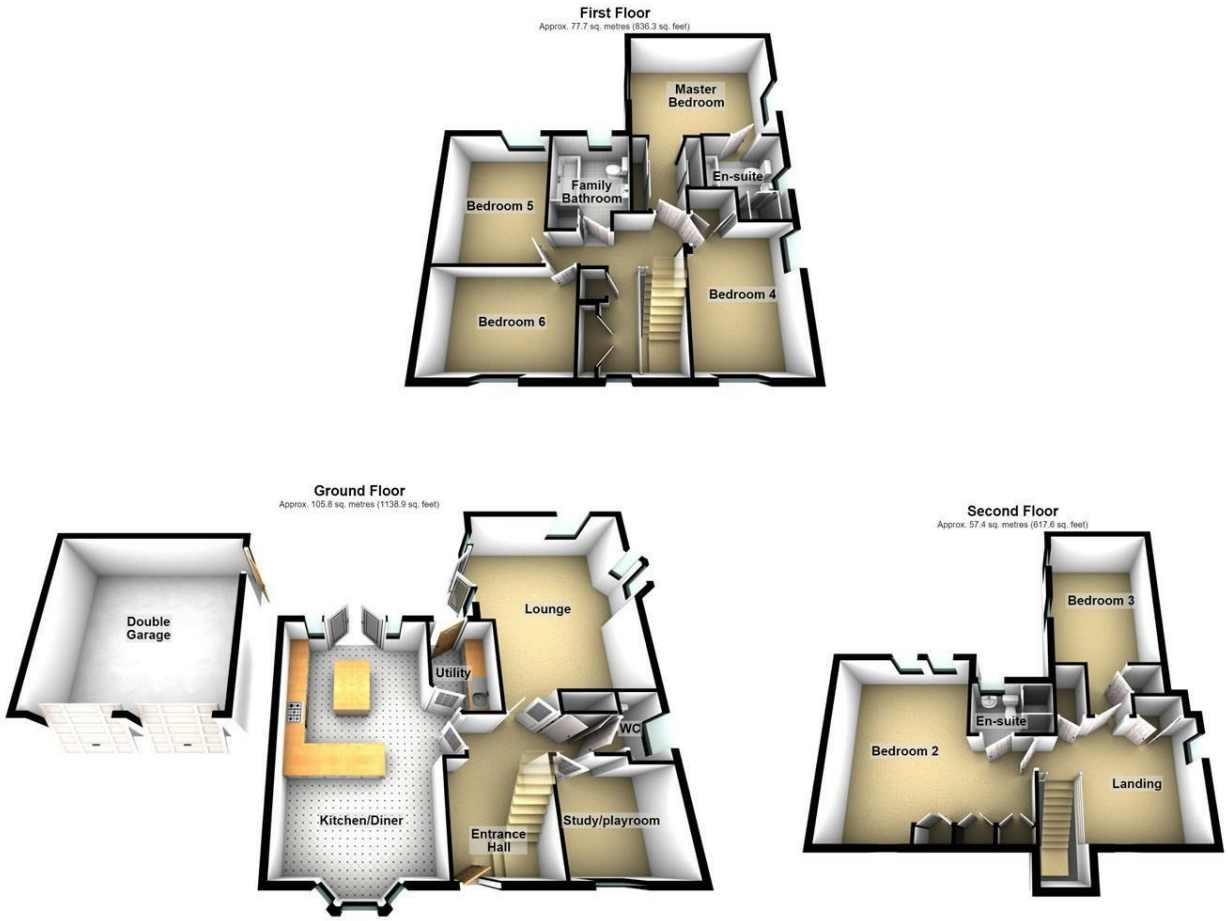
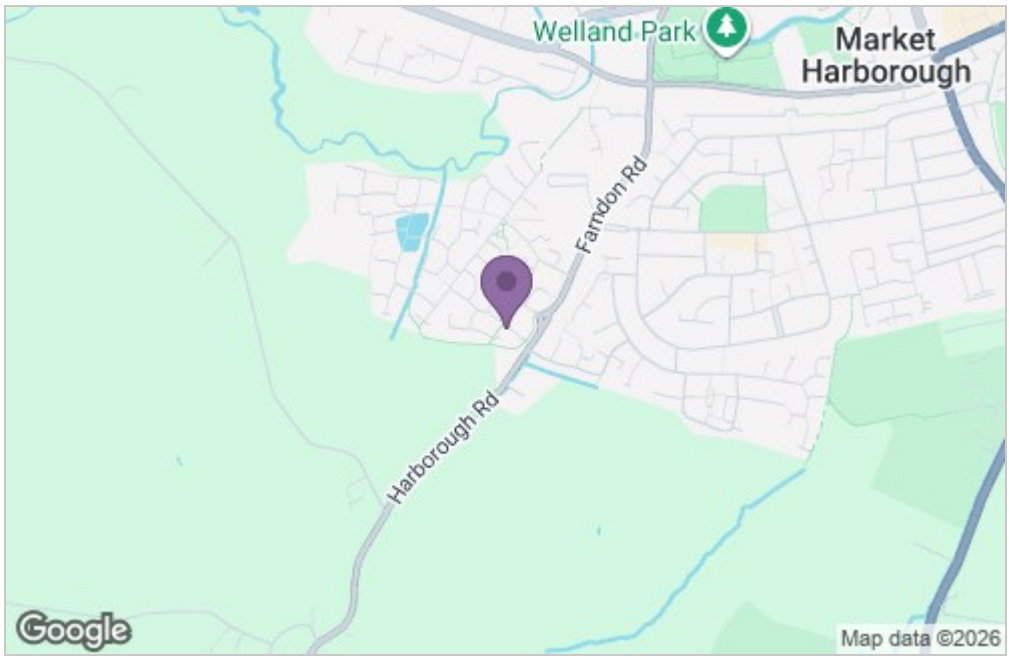
Floor Plan

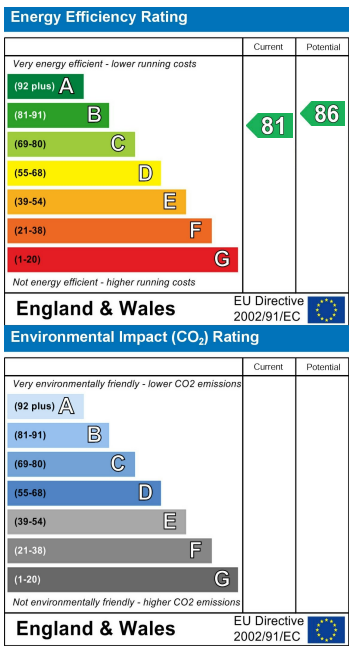


Total area: approx. 240.9 sq. metres (2592.8 sq. feet)

Area Map



Energy Efficiency Graph



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