

7 Corn Street, Market Harborough, LE16 9FR



Offers Over £425,000

Tucked away down a pleasant little private driveway in Market Harborough's highly regarded 'Lubenham View' development is this well presented spacious detached home of over 1,500 square feet including its garage. Of particular note is the living/dining/kitchen running the full length of the house and its lounge with glass roof and French doors to the rear. These large rooms offer a genuinely spacious feel that must be seen in person to be appreciated. There's also a handy utility room and ground floor WC. The entrance hall is entered via a composite entrance door and features an extra wide staircase leading up to the first floor landing. The first floor offers four well proportioned bedrooms, an en-suite to the master and a family bathroom. Outside there's a driveway providing off road parking and a garage. To the rear of the property is an attractive, landscaped rear garden facing approximately south-east.

Entrance Hall



Composite double-glazed front entrance door. Radiator. Extra wide stair case leading up to the first floor landing. Doors into lounge and living/dining/kitchen.



Living/Dining/Kitchen 31'9" x 14'5" max / 8'5" min
(9.68m x 4.39m max / 2.57m min)



UPVC double-glazed windows to front and rear. Fitted range of wall and floor mounted kitchen units with upgraded cupboard and drawer unit to the standard spec, work tops and sink inset. Integrated dishwasher. Integrated fridge/freezer. Electric oven. Gas hob with extractor hood over. Tiled splash backs. Laminate flooring. Understairs storage cupboard. Three radiators.



Kitchen Area



Utility Room 6'3" 5'6" (1.91m 1.68m)



Double-glazed side entrance door. Fitted range of wall and floor mounted units with upgraded cupboards over the standard spec. Work top over and sink inset. Integrated washing machine. Space for dryer. Laminate flooring. Extractor fan. Radiator.

Lounge 23'8" x 10'9" (7.21m x 3.28m)



UPVC double-glazed window to front. Double-glazed roof and double-glazed French doors with sidelights and blinds included to the rear aspect. Three radiators.



Ground Floor WC



Opaque UPVC double-glazed window. WC Wash hand basin. Radiator.

Master Bedroom 14'7" x 12'0" (4.45m x 3.66m)



Two UPVC double-glazed windows to rear. UPVC double-glazed window to the side. Distant countryside views across roof tops. Two radiators.

First Floor Landing



Loft access hatch. Radiator.



Master En-Suite



Opaque UPVC double-glazed window. Wc. Wash hand basin. Shower cubicle. Part tiled walls. Tiled floor. Extractor fan. Shaver point. Radiator.



Bedroom Two 11'1" x 8'9" plus door recess (3.38m x 2.67m plus door recess)



UPVC double-glazed window to front. Radiator.

Bedroom Three 14'9" max into recess x 8'7" (4.50m max into recess x 2.62m)



UPVC double-glazed window to front. Radiator. Airing cupboard housing hot water tank and shelving.

Bedroom Four 8'8" x 7'5" (2.64m x 2.26m)



UPVC double-glazed window to rear. Radiator.

Family Bathroom



Opaque UPVC double-glazed window to side. Wc. Wash hand basin. Panelled bath with shower mixer tap and glazed shower screen. Part tiled walls. Extractor fan. Heated towel rail.



Front

Lawned front area. Tarmacked driveway. Gated rear access.

Garage

Single garage with up and over vehicle access door.

Rear Garden



Landscaped with paved patio areas. Main lawned area and plant borders. Outside power point. Water point. Facing approximately a south-easterly direction.



Rear Aspect



Development Maintenance Charge

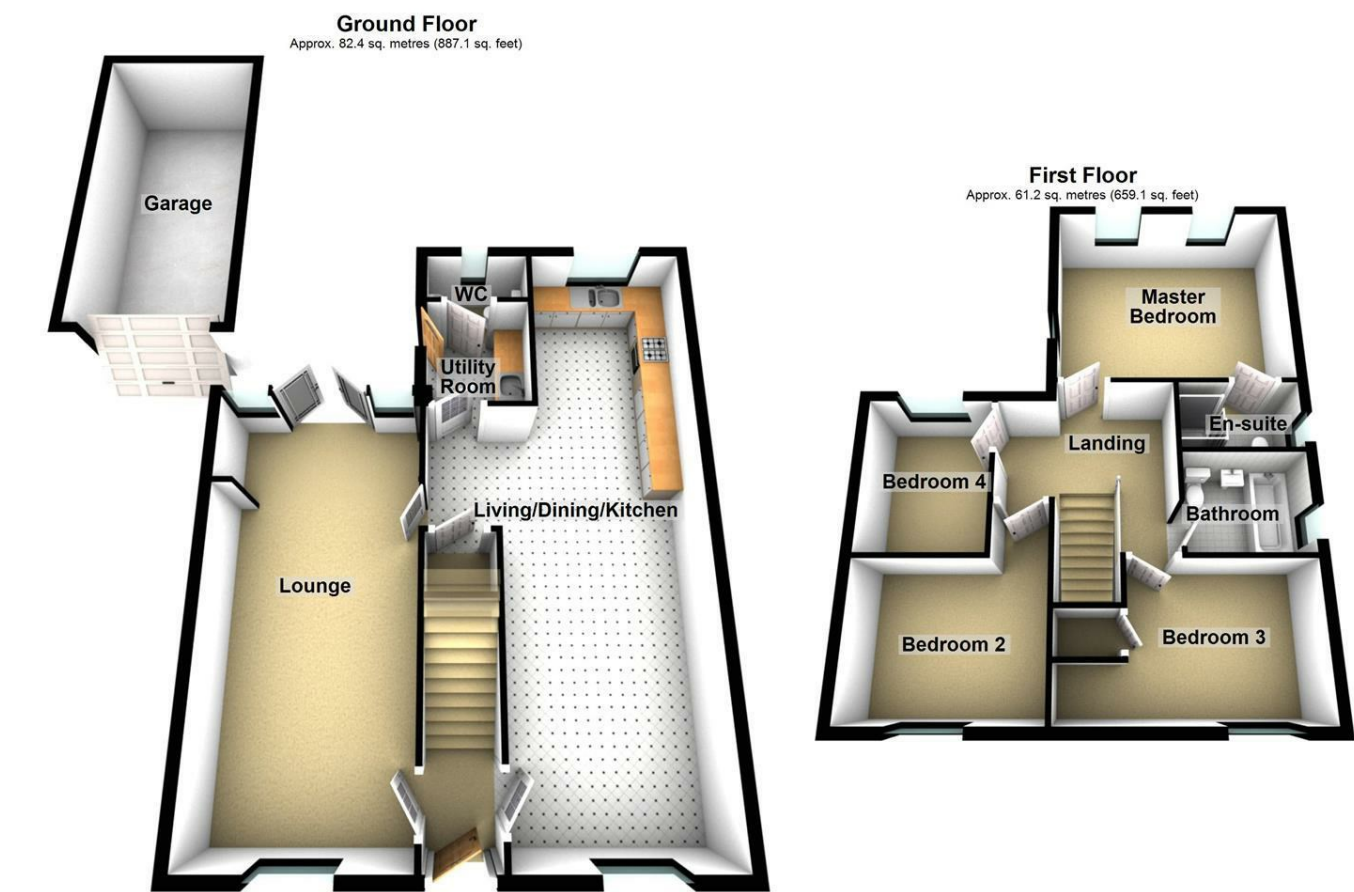
As with most modern developments today there is a

development maintenance charge we understand to be currently £190.13 bi-annually. This must be confirmed by a solicitor before exchange and completion.

Note For Prospective Buyers

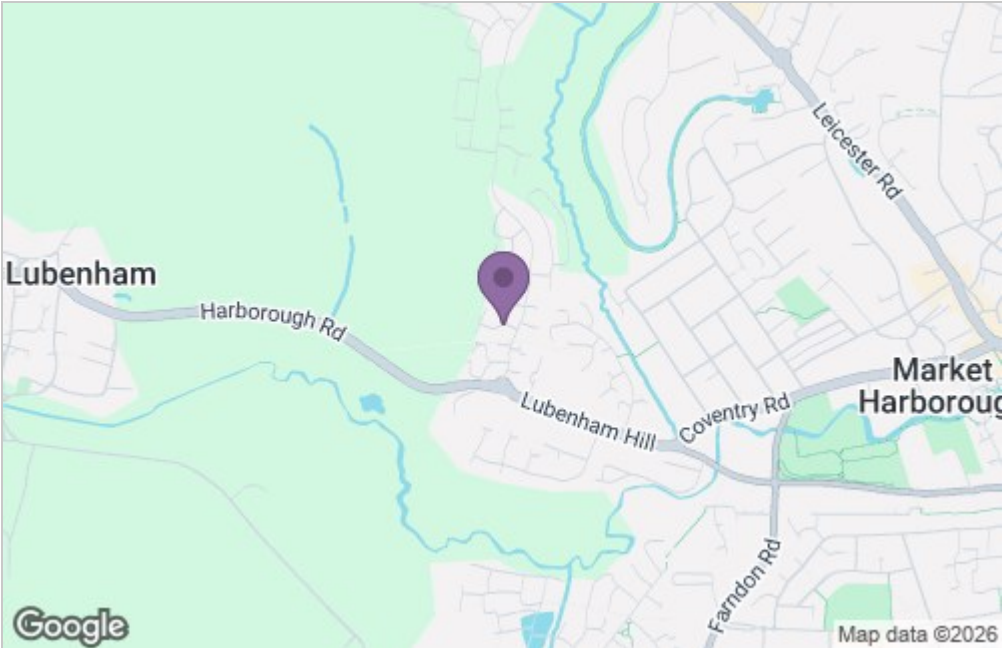
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

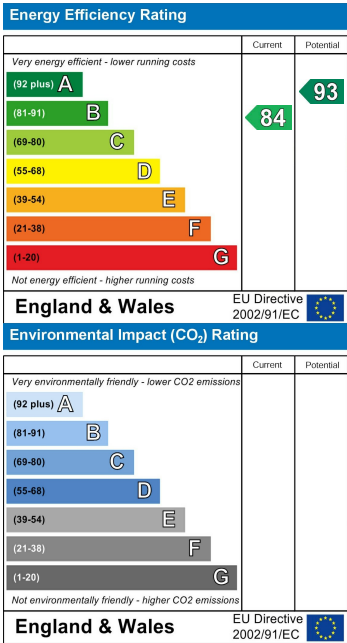


Total area: approx. 143.6 sq. metres (1546.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise