

31 Douglass Drive, Market Harborough, LE16 7EQ

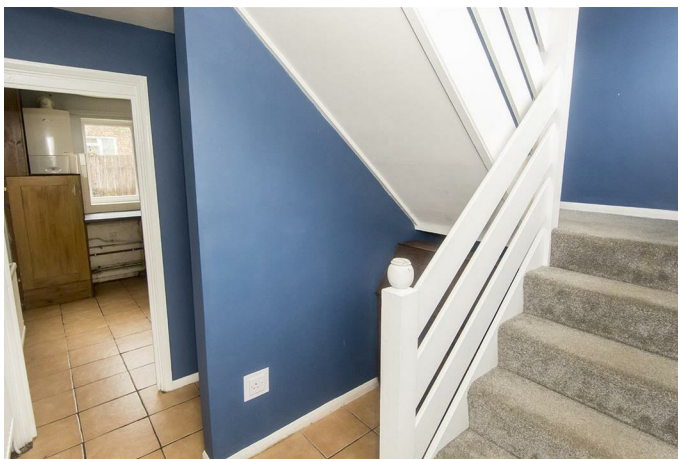


Offers Over £220,000

An ideal FTB or investment situated in a superb location within walking distance of Market Harborough town centre, excellent amenities, great schools and station with mainline links into London. This spacious two bedroom home offers generous living accommodation, scope for third bedroom and a good sized rear garden. The accommodation comprises: Entrance hall, lounge/diner, kitchen/breakfast room, two double bedrooms, study/store room and bathroom. Outside is a front garden (potential for off road parking STPP) and to the rear is a good sized fully enclosed garden. The property is offered to the market with NO CHAIN! Viewing is highly recommended to appreciate the close proximity to town and space on offer!

ADAMS & JONES

Entrance Hall 10'8 (max) x 8'10 (max) (3.25m (max) x 2.69m (max))



Accessed via a UPVC double glazed front door. Doors off to: Lounge and kitchen. Stairs rising to: First floor. Under stairs storage cupboard. UPVC double glazed window to front aspect. Tiled flooring. Radiator.

Lounge/Diner 18'10 x 12'0 (5.74m x 3.66m)



UPVC double glazed windows to front and rear aspects. TV and telephone point. 2 x Radiators.

Kitchen/Breakfast room 10'8 x 9'7 (3.25m x 2.92m)



Having a selection of fitted base and wall units with laminate worktop over. 1 1/2 stainless steel sink with drainer. Single electric fan assisted oven with four ring gas hob over. Space for freestanding fridge/freezer. Space and plumbing for freestanding washing machine. Boiler. Tiled flooring. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed door out to: Rear garden.

Landing



Doors off to: Bedrooms, bathroom and study/store room. Loft hatch access. UPVC double glazed window to front aspect.

Bedroom One 12'0 x 9'4 (3.66m x 2.84m)



UPVC double glazed window to rear aspect. Radiator.

Bedroom Two 12'0 x 9'0 (3.66m x 2.74m)



UPVC double glazed window to front aspect. TV point. Radiator.

Study/Store room 6'11 (max) x 6'7 (2.11m (max) x 2.01m)

A handy room that could be used as a study or useful storage room. There is the potential to create a bathroom in this room allowing the current bathroom to be re-purposed as a third bedroom.

Service without compromise

Bathroom 10'7 x 5'6 (3.23m x 1.68m)



Comprising: Paneled bath with shower over, low level WC and pedestal wash hand basin. Vinyl flooring and aqua boarding to wet areas. Radiator. UPVC double glazed high level window to rear aspect.

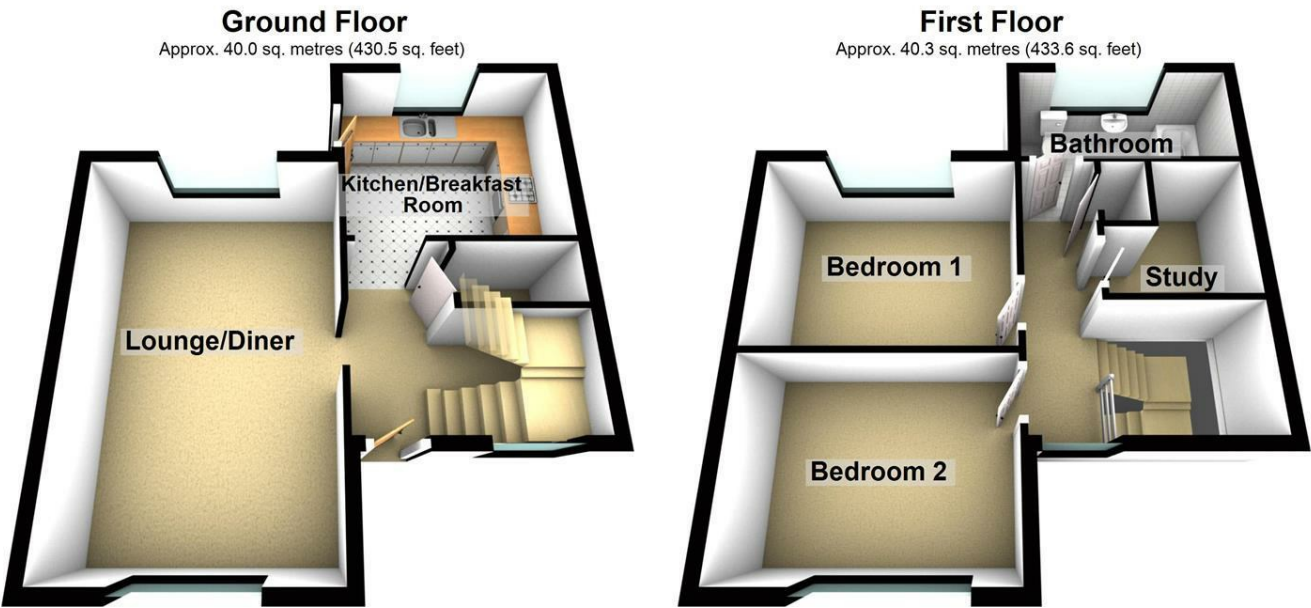
Outside



To the front of the property is a lawn and pathway to front door. There is the potential for off road parking (STPP). Access can be sought to the rear via a pedestrian gate into garden. The rear garden is of a good size with paved patio area and lawn.

Council Tax Band B

Floor Plan

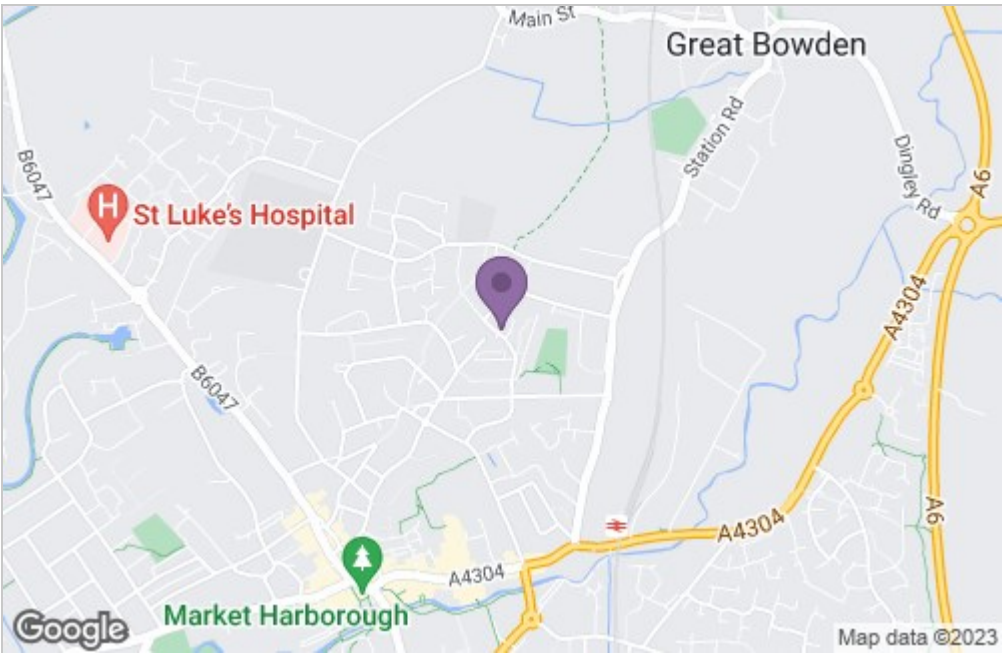


Total area: approx. 80.3 sq. metres (864.0 sq. feet)

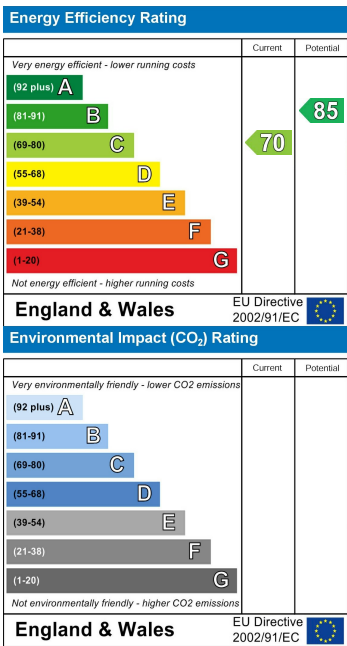
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise