

## 86 Kettering Road, Market Harborough, LE16 8AW



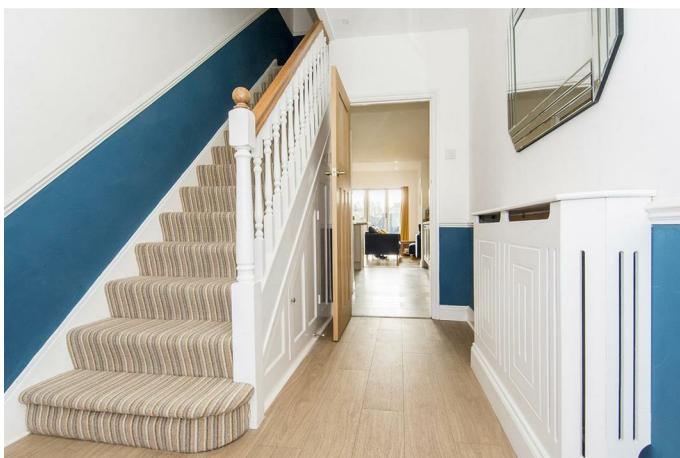
**£525,000**

A skilfully extended, beautifully presented, traditional bay fronted semi-detached home located in the sought after town of Market Harborough within easy range of the town's supermarkets, public houses and its train station with direct links to London's St Pancras.

To the ground floor there's a welcoming entrance hall, lounge opening through to dining room, and a kitchen opening through into its fantastic living room extension across the rear with a utility room and ground floor WC. To the first floor is a landing, four bedrooms, three of which being good sized double rooms and a large extended family bathroom with potential to split into two to create an en-suite if required. Outside the property enjoys a generous plot with gravelled driveway for numerous vehicles, a garage (currently partitioned just behind the doors), and a pleasant rear garden facing approximately South.

*Service without compromise*

## Entrance Hallway



Double-glazed front entrance door with timber framed arched double-glazed side lights and window over in an arch formation. Understairs cupboards. Luxury vinyl tiled flooring. Radiator.

Lounge 14'4" max into bay x 12'6" (4.37m max into bay x 3.81m)



Double-glazed bay window to the front. Feature 1930s tiled reclaimed fireplace with oak mantle over. Radiator. Opening through to dining room.



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## Dining Room 13'5" x 11'5" (4.09m x 3.48m)



Radiator. Picture rail. Opening through to living room.

## Living Room 19'10 x 10'6 (6.05m x 3.20m)



UPVC double-glazed window to rear. Radiator. Double-glazed bi-fold doors to rear. Opening through to kitchen.



Kitchen 14'5 max x 13'10 max, 9'10 min (4.39m max x 4.22m max, 3.00m min)



Fitted with a range of wall and floor mounted units with timber worktops over and stainless steel sink inset. Pantry cupboard. Integrated fridge. Space and plumbing for dishwasher. Converted AGA with traditional and induction hob plates available subject to separate negotiation.



Ground Floor WC



UPVC double-glazed window to side. Wash hand basin. WC.

Landing



### Utility Room 6'7" x 4'2" (2.01m x 1.27m)

Space and plumbing for washing machine and additional appliances. Side entrance door (currently blocked).

UPVC double-glazed window to side. Linen cupboard. Loft access hatch. Radiator.

Bedroom One 14'7" max into bay x 10'2" to wardrobe doors (4.45m max into bay x 3.10m to wardrobe doors)



Double-glazed bay window to front. Picture rail. Fitted wardrobes. Radiator.



Bedroom Two 13'6" x 11'6" (4.11m x 3.51m)



UPVC double-glazed bay window to rear. Picture rail. Radiator.

Bedroom Three 13'4" x 10'6" (4.06m x 3.20m)



UPVC double-glazed window to rear. Radiator.

## Bedroom Four 7'6" x 7'0" (2.29m x 2.13m)



UPVC double-glazed window to rear. Radiator.

## Bathroom 10'4" max into recess x 10'0" (3.15m max into recess x 3.05m)



UPVC double-glazed window to front. White four piece suite comprising: WC, wash hand basin over storage unit, shower cubicle and panelled bath. Tiled splash backs. Spotlights to ceiling. Heated towel rail. There is scope due to the size of this room to split it in two to provide an en-suite to bedroom three if a purchaser so wished (subject to necessary building regulations).



## Front



Gravelled driveway for multiple cars. Slate shingled front bed with shrubs inset.

## Garage 17'10" x 8'1" (5.44m x 2.46m)

Currently fitted with a partition behind the doors but would easily be opened up if required. Rear entrance door leading to side access pathway to the rear garden. Space and plumbing for appliances.



## Rear Garden



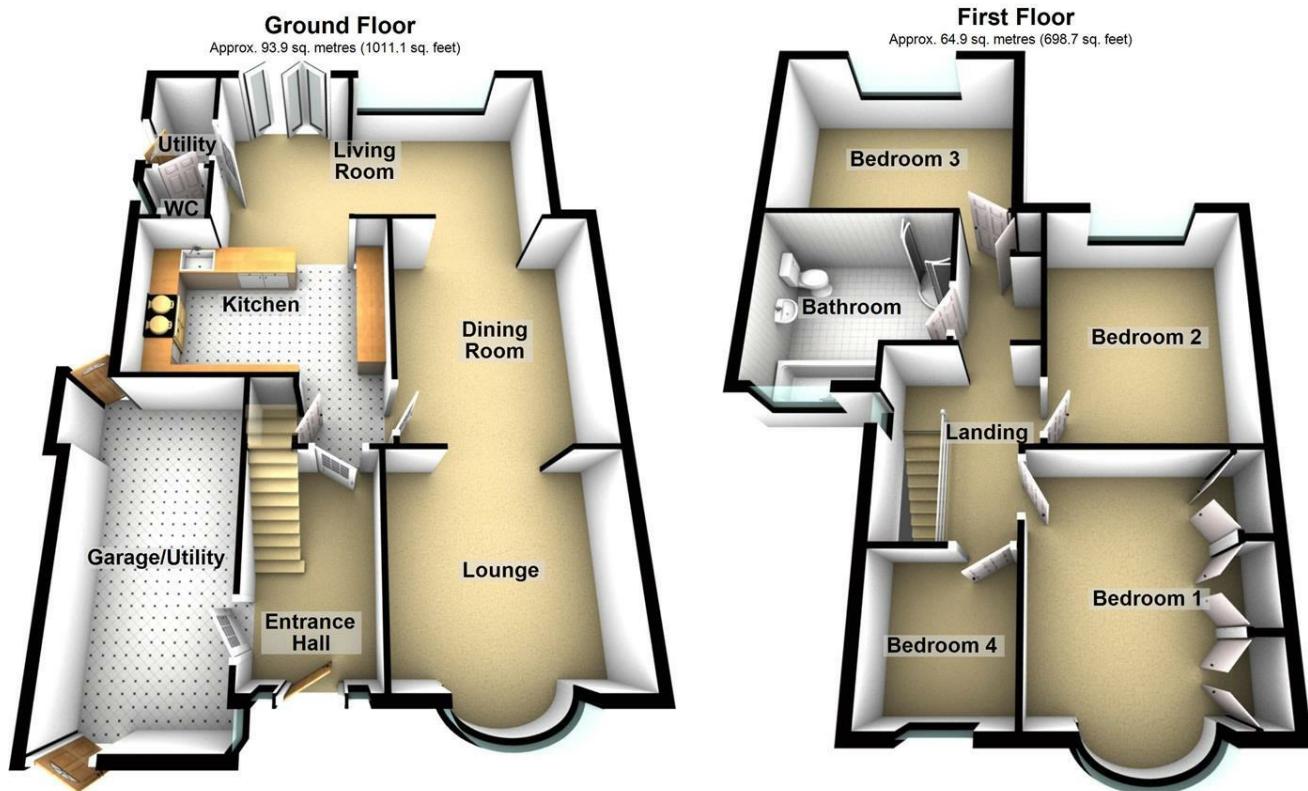
Facing approximately a Southerly direction. Paved patio and pathways. Mainly laid to lawn with plant boarders. Two timber sheds. Greenhouse.



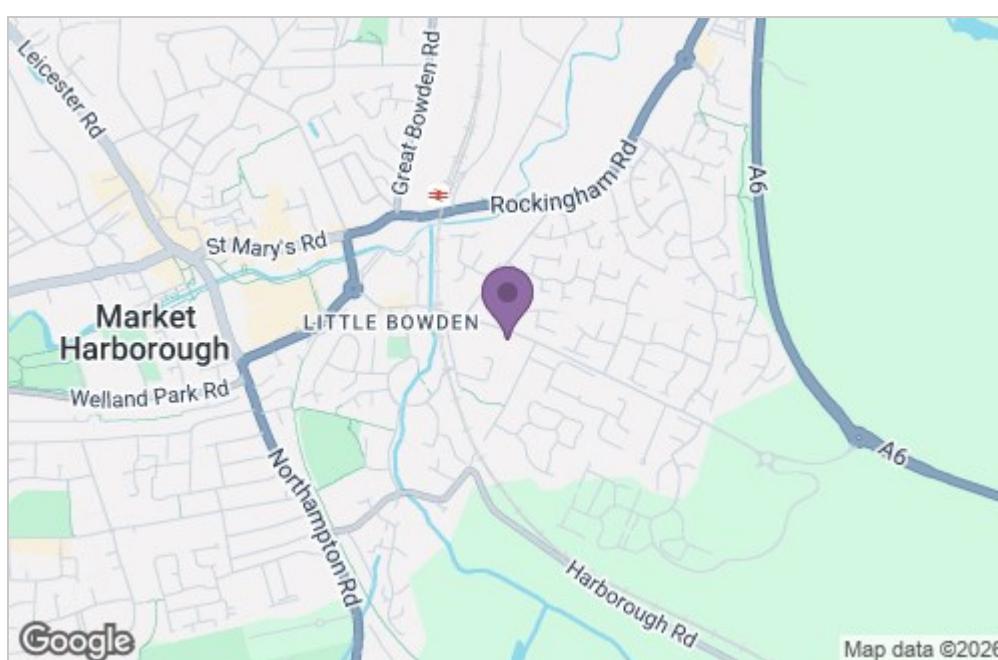
## Rear Aspect

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## Floor Plan



## Area Map



## Energy Efficiency Graph

