

## 18 Smyth Close, Market Harborough, LE16 7NS



**£575,000**

A substantial David Wilson built detached bungalow tucked away in an enviable position in the corner of a highly regarded cul-de-sac on the edge of Market Harborough town. The property's corner plot offers an ample driveway, a detached double garage with brick store to the side and a good sized rear garden. Internally, very well presented accommodation briefly comprises; entrance porch, hallway, lounge, conservatory, dining room, breakfast kitchen, utility room, three bedrooms, master en-suite and main bathroom. Adams & Jones are delighted to offer for sale this property with no upwards sale chain to aid a potentially swift completion.

## Entrance Porch

UPVC front entrance door. UPVC double-glazed windows to front and side aspects. Double-glazed door and window through to hallway.

## Hallway



Cloaks cupboard. Vertical radiator. Additional radiator.

## Lounge 18'7" x 13'4" (5.66m x 4.06m)



UPVC double-glazed window to rear. Gas fire inset to marble back panel and hearth with timber mantle piece over. Two radiators. Double-glazed sliding patio doors to conservatory.



## Conservatory 10'7" x 9'2" (3.23m x 2.79m)



Brick base. UPVC double-glazed windows. Double-glazed roof. Tiled flooring with under floor heating.

Dining Room 12'6" x 9'4" (3.81m x 2.84m)



Double-glazed sliding patio doors to rear. Glazed French doors to hallway. Radiator.



Breakfast Kitchen 16'0" max / 9'6" min x 13'5" max / 6'5" min (4.88m max / 2.90m min x 4.09m max / 1.96m min)



UPVC double-glazed windows to front and side aspects. Fitted with a range of wall and floor mounted units. Electric double oven. Gas hob with extractor hood over. Space for fridge freezer and dishwasher. Stainless steel one and a half bowl sink with mixer tap and drainer. Radiator.





Utility Room 6'5" x 5'9" (1.96m x 1.75m)



Double-glazed side entrance door. Wall mounted Worcester central heating boiler. Base units with sink over. Space and plumbing for washing machine and dryer. Radiator.

Master Bedroom 13'7" x 13'0" (4.14m x 3.96m)



UPVC double-glazed bow window to front. Fitted wardrobes and cupboard. Radiator.



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Master En-Suite 9'0" x 5'8" (2.74m x 1.73m)



UPVC double-glazed window to front. WC. Wash hand basin. Walk in shower cubicle. Half tiled walls. Heated towel rail. Extractor fan. Radiator.

Bedroom Two 13'2" x 8'6" (4.01m x 2.59m)



UPVC double-glazed window to rear. Fitted wardrobes. Radiator.



Bedroom Three 9'3" x 7'5" (2.82m x 2.26m)



UPVC double-glazed window to rear. Fitted wardrobes. Radiator.



## Bathroom 11'0" x 7'4" (3.35m x 2.24m)



Opaque UPVC double-glazed window to side. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen. Half tiled walls. Extractor fan. Shaver point. Airing cupboard. Radiator.

## Front



Tarmac driveway for multiple vehicles. Gravelled front with plant beds. Block paved pathway to front entrance door. Gated side access to the rear garden.

## Garage 17'0" x 16'7" max internal measurements

(5.18m x 5.05m max internal measurements)

Up and over vehicle access door.

## Brick Store Room 9'3" x 6'2" (2.82m x 1.88m)

Attached to the garage with UPVC opaque window. Entrance door.

## Rear Garden



Mainly laid to lawn with plant boarders. Paved patio and pathways. Enclosed by timber fencing.



Rear Aspect



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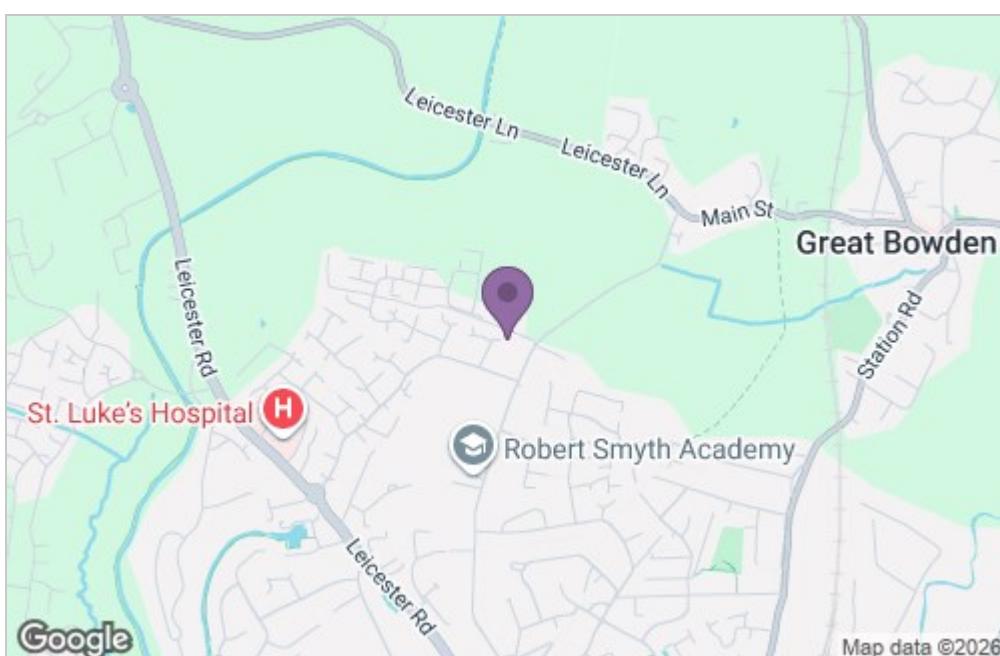
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## Floor Plan



Total area: approx. 161.4 sq. metres (1736.9 sq. feet)

## Area Map



## Energy Efficiency Graph

