



7 OVERFIELD AVENUE | MARKET HARBOROUGH. LE16 7LS





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An opportunity to purchase a three bedroom link detached property within this popular Market Harborough location. The property offers the following accommodation: Entrance hall, Dining kitchen, good size utility room, sitting room, three bedrooms and a bathroom. To the outside the property benefits from a single garage and delightful established garden.

## LOCATION

Overfield Avenue lies in the catchment for Ridgeway primary school and lies in close proximity to Great Bowden and Market Harborough, which is a thriving south Leicestershire market town with an extensive range of shops, leisure and educational facilities, a number of coffee houses, various banking facilities, restaurants and independent boutiques. Leisure facilities including a theatre, golf course, tennis and squash courts and cricket ground. A leisure centre just on the outskirts provides further facilities including gym and swimming pool. There is easy access to a comprehensive commuting network mainline railway station London St Pancras International may be reached in approximately one hour.

## ACCOMMODATION

Accessed via part glazed Georgian style door with brushed steel hardware.

## ENTRANCE HALL

Stairs to first floor, all principal accommodation off.

## DINING KITCHEN

Range of base and drawer units with preparation surface over, inset stainless steel sink and drainer with mixer tap over, tiled splash back, inset four burner gas hob, electric single oven, complimentary eye-level units with feature open fronted shelf display, breakfast bar, coved cornice to ceiling, window to rear elevation overlooking the garden.

## DINING AREA

Coved cornice to ceiling, sliding glazed double doors opening onto patio.

## UTILITY ROOM

Part glazed door and window to rear elevation, ample space and plumbing for white goods, wall mounted boiler.

## SITTING ROOM

Window to front elevation, coved cornice to ceiling, feature sandstone fireplace with sandstone hearth housing gas coal effect fire with decorative brass surround.

## STAIRS TO

## FIRST FLOOR ACCOMMODATION

## LANDING

Airing cupboard housing hot water tank.

## BATHROOM

Fully tiled with three piece suite comprising: Panelled bath with glazed screen pedestal wash hand basin, low flush w.c., obscure glazed window to rear elevation.

## BEDROOM ONE

Window to front elevation.

## BEDROOM TWO

Window to rear elevation.

## BEDROOM THREE

Window to front elevation.



#### OUTSIDE

To the front of the property an area of lawn is flanked with mature planting to include herbaceous and specimen shrubs. A driveway leads onto the:

#### GARAGE

Up and over door, power and light with courtesy door through to utility room.

#### GARDEN

To the rear of the property the boundary is depicted by a close boarded fence and mature hedging, a spacious patio provides for all outdoor entertaining and al-fresco dining, the planting within the garden is a fine array of mature herbaceous and specimen plants providing year-round interest and colour.

#### OTHER INFORMATION

This property benefits from PV panels which provide a feed in tariff of approximately £600 per annum and contracted for approximately another 13 years.

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