

Butler Gardens  
Market Harborough  
LE16 9LY

£350,000 offers in excess of



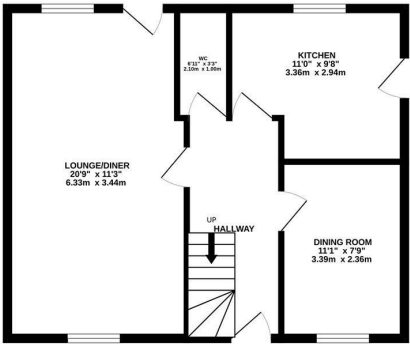
OSCAR JAMES

...expect excellence

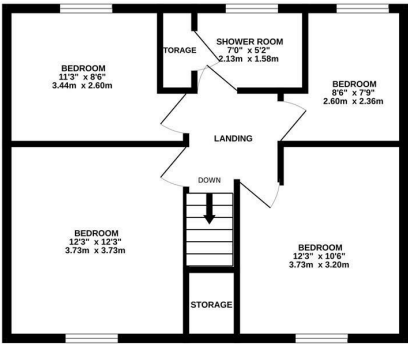


# FLOOR PLANS

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Lounge & dining room



Fitted kitchen



Four bedrooms



First floor shower room and ground floor WC



Large, enclosed rear garden



Driveway and garage



## WHAT'S GREAT?

Tucked away in a peaceful cul-de-sac within a highly sought-after residential area, this spacious four-bedroom detached family home represents excellent value for money and offers a fantastic opportunity for buyers looking to add their own personal touch.

Arranged over two floors, the ground level comprises a welcoming entrance hall, a generous lounge perfect for relaxing or entertaining, a separate dining room, a well-equipped kitchen, and a convenient ground floor WC.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, all offering scope for modernisation to suit your individual taste and style.

Outside, the property continues to impress with a wonderfully private and generously sized rear garden—ideal for families or outdoor entertaining.

To the front, a driveway and garage provide ample off-road parking and useful storage space.

While the home could benefit from some cosmetic enhancement, it presents a superb opportunity to create something truly special in a desirable location.

To arrange your private viewing, contact the sole selling agents, Oscar James, today.

...expect excellence





# SELLER'S SECRET

The property has been in our family for many years. It's been a wonderful family home and we hope that whoever buys it gets as much enjoyment from it as we have over the years.



## Why we like it....

We think this fabulous property represents excellent value for money and simply must be viewed to be appreciated.

Be quick though. we don't expect it to be on the market for long!

# OSCAR JAMES

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To buy or not to buy....

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