47 Woodbreach Drive
Market Harborough
Leicestershire
LE16 7XG

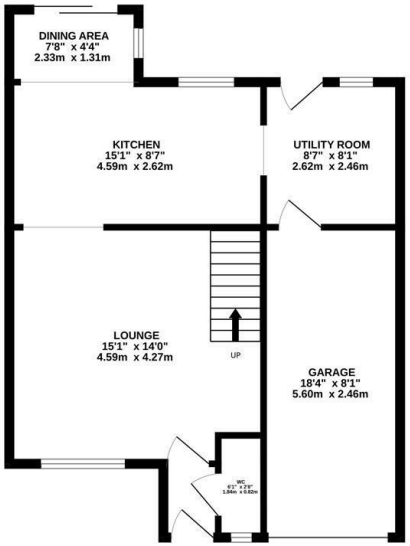
£410,000

OSCAR JAMES

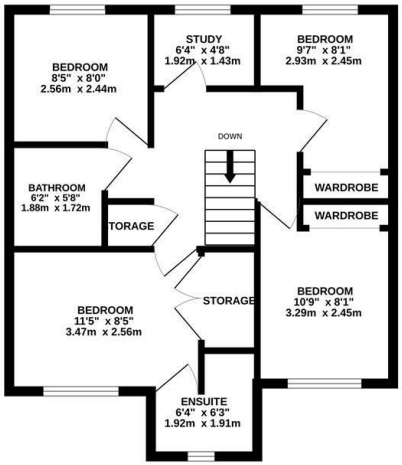
...expect excellence

FLOOR PLANS

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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
- Refitted Kitchen
- Four Bedrooms Plus Additional Office Space
- Refitted Family Bathroom & Ensuite
- Private Rear Garden
- Off Road Parking & Single Garage

WHAT'S GREAT?

Situated in the desirable Meadowdale Catchment Area making this a great choice for families, the property is also within walking distance to the local shop, the town centre and Market Harboroughs Train Station.

This property has been muchly improved and extended by its current owners and much be viewed to be apricated.

Upon entry you are greeted by a light and airy hallway with WC and access to the large living room with feature fireplace and stairs arising to the first floor, leading on from the living room you have a good sized refitted kitchen/diner/utility space with integrated, double oven/hob, dishwasher and wine cooler, to complete the ground floor you have a door leading into your garage.

To the first floor of this property expect to find, four good sized bedrooms with the master bedroom benefitted from a refitted ensuite and fitted wardrobes, you also have an additional room upstairs which would make a great home office or nursery, to complete the first floor you have a newly fitted family bathroom.

To the front of the property you have parking for three cars and a single garage with electric door, to the rear you'll find an enclosed private rear garden with a lovely patio area and a fantastic desking area which houses a large cabin with power and electric which would make a great office or bar.

Please call Oscar James to arrange a viewing.

...expect excellence

SELLER'S SECRET

We have owned this property for a number of years and found the location fantastic, you are within walking distance to the train station which gets you into London with 50 minutes.

Why we like it....

A fantastic property in a great location within walking distance to local schools and shops.

To buy or not to buy....

OSCAR JAMES

7 St Marys Road | Market Harborough | LE16 7DS
01858 458 458
www.oscar-james.com