

29 Nithsdale Avenue  
Market Harborough  
Leicestershire  
LE16 9PD

£360,000

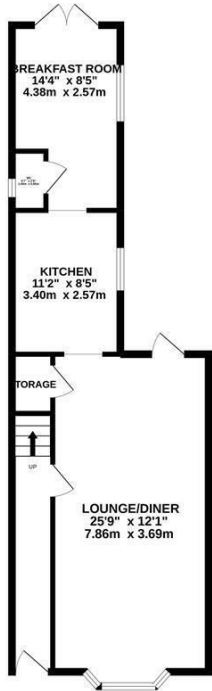


OSCAR JAMES

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# FLOOR PLANS

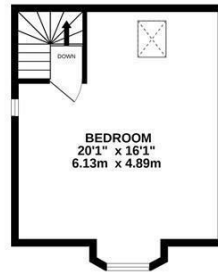
GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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...



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## WHAT'S GREAT?

A stunning home situated on a very popular tree lined avenue in the centre of Market Harborough, within walking distance to the town centre and local schools.

This property is offered to the market with NO CHAIN.

This charming three bedroom property has been much improved by the current owners and has been styled beautifully and in keeping with its character. A fantastic addition to this home is the newly-fitted modern and stylish kitchen that features a breakfast bar and has been finished to a very high standard.

This property has plenty of space spread across the three floors; the ground floor consists of an entrance hall which leads into the large lounge with bay window to front and feature fireplace, a large dining room enjoys views over the rear garden and leads through to the kitchen/breakfast room. A cloak room can also be found on the ground floor as well.

To the first floor there are two bedrooms, both of which are a good size and benefit from fitted wardrobes, the master is beautiful and light with a fantastic fitted dressing table/desk within the bay window and a large family refitted bathroom to complete this floor. To the top you have a great sized bedroom which is dual aspect.

Outside there is a landscaped rear garden with a seating area to the side and a fantastic raised area with bar and seating.

If off road parking is required a parking permit can be purchased for around £20 per year for the council carpark on Stamford Close.

This property must be viewed to appreciate what it has to offer, call us without delay!

...expect excellence



# SELLER'S SECRET

I have loved living in this property as it is in a great location for my kids to walk to school and town. I have renovated this property from top to bottom but it is now time for us to move on.



*Why we like it....*

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

## OSCAR JAMES

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7DS

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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