

12 Simborough Way
Market Harborough
LE16 7XS

£385,000

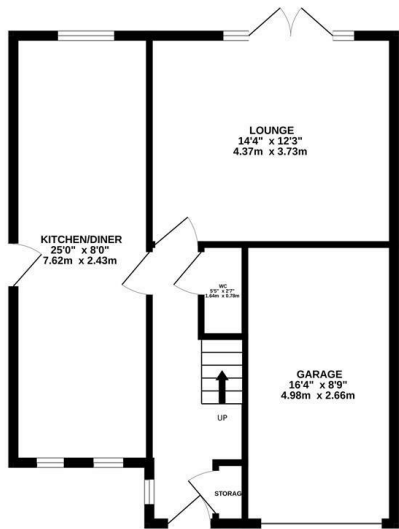


OSCAR JAMES

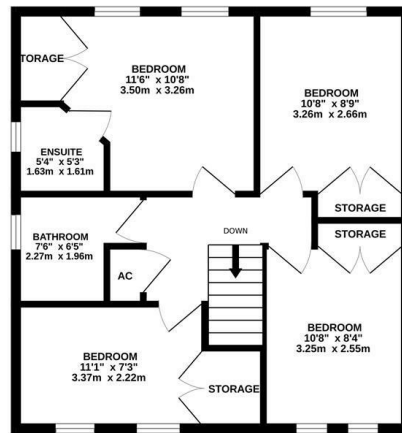
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FLOOR PLANS

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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...



Well-proportioned living room



Modern fitted kitchen/dining room



Four bedrooms, all of which benefit from built-in wardrobes



Guest WC, ensuite to bedroom 1 and family bathroom



Landscaped rear garden with low maintenance in mind



Off road parking for two cars and single garage



WHAT'S GREAT?

This superb four bedroom detached home is offered for sale with NO CHAIN and has so much to offer.

The spacious accommodation is well presented and briefly comprises entrance hall, guest WC, well-proportioned living room with access to the rear garden, open plan fitted kitchen/dining room, four sizeable bedrooms, all of which benefit from built in wardrobes and bedroom one an ensuite shower room, family bathroom with three piece suite.

Outside the property you will find off road parking for two cars and access to the single integral garage. The rear garden has been landscaped with low maintenance in mind and offers a good degree of privacy.

The property boasts a fantastic location situated within the catchment of Meadowdale Academy, close proximity to Harborough Train Station providing direct access to London St Pancras in under an hour, easy access to the town centre and all of its amenities. Market Harborough also provides easy access to major road links including the M1, M6 & A14.

...expect excellence



SELLER'S SECRET

It has served as a great house for me and also been a good investment with a good rental yield.



Why we like it....

The location is fantastic with a public open green and rock park on your doorstep. With easy access to many amenities that serves family living so well we expect interest to be strong.

OSCAR JAMES

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To buy or not to buy....
