

1 Harrison Close  
Market Harborough  
LE16 9LZ

Offers over £260,000

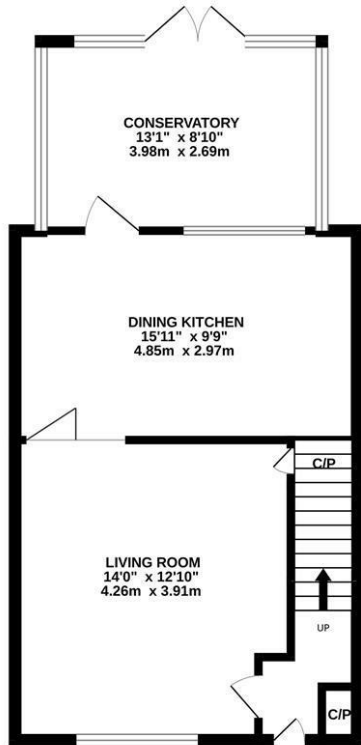


OSCAR JAMES

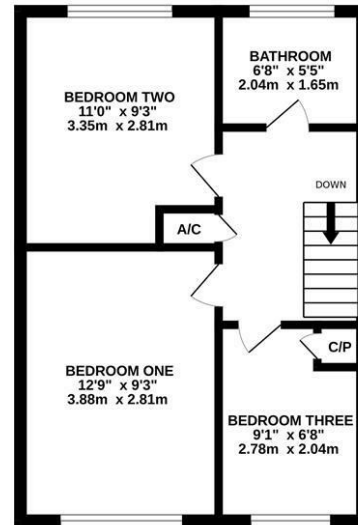
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Mengox 12/2024



## AT A GLANCE...



Light and airy lounge with bay window.



Spacious kitchen diner with ample storage and Rangemaster oven.



3 bedrooms, two of which double in size and a third currently used as office space.



Well appointed family shower room.



South and west facing aspect garden complete with decking, artificial turf and workshop.



Off road parking and detached garage providing further versatility.



## WHAT'S GREAT?

Oscar James are delighted to offer to the market this beautifully presented three bedroom home with off road parking, planned over two floors and located within a small cul-de-sac situated in a desirable part of Market Harborough.

The property also lies within easy reach of the popular Farndon Fields Farm shop and well regarded schools such as Farndon Fields Primary and Welland Park Academy.

The spacious accommodation briefly comprises an entrance hallway including storage cupboard, well proportioned living room with under stairs storage and an electric modern style feature fireplace. Through bi-fold doors from the lounge you will find a well appointed kitchen/dining room including breakfast bar, generous storage units, a gas powered Rangemaster oven and plumbing for washing machine and dishwasher, to complete the ground floor you will find a splendid conservatory addition, ideal for use as further reception space or extra dining space for entertaining guests.

Stairs lead to the first floor where you can expect to see the family shower room, two double bedrooms, and a third bedroom currently being used as an extremely well equipped office space. The addition of a boarded and insulated loft space with sky light, currently used as a cinema/gaming room and complete with projector is also an exciting prospect.

Outside the property there is a well kept rear garden consisting of decking and artificial turf, a large workshop to the rear and rear access. The garage is located within a block to the rear side of the property which provides further scope for parking.

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# SELLER'S SECRET

We have loved living on quiet Harrison Close and really enjoy getting away into our cinema room loft space for a good film.



*Why we like it....*

Wonderfully located and well sized property, ideal for a first time buyer, young family or investor.

# OSCAR JAMES

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

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