



Ground Floor



Measurements

Living Room	13' 11" x 13' 4" (4.24m x 4.06m)
Kitchen	12' 3" x 6' 7" (3.73m x 2.01m)
Conservatory	12' 3" x 10' 7" (3.73m x 3.22m)
Main Bedroom	13' 4" x 10' 10" (4.06m x 3.30m)
BedroomTwo	12' 4" x 9' 4" (3.76m x 2.84m)
Shower Room	7' 3" x 5' 3" (2.21m x 1.60m)
Store Room/ Potential Garage	16' 0" x 8' 7" (4.87m x 2.61m)



"Delightful Level Living"



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“Delightful Level Living”

Situated in an established residential location within walking distance to local shops and parks, this fantastic semi-detached bungalow boasts a well presented interior, a delightful rear garden and ample off road parking!

Property Highlights

- Conveniently located within close walking distance to Western Avenue shops with a post office, hair salon, laundrette and a fish and chip shop. The town centre is also within walking distance or a short bus ride with a variety of independent local shops and restaurants.
- Welcoming entrance hall with access to all rooms with attractive oak veneered doors, a loft hatch with a drop down ladder and a storage cupboard.
- Beautifully appointed living room featuring a gas fireplace, LED ceiling spot lights and a sliding door providing a lovely outlook and access to the rear garden.
- Fitted kitchen benefitting from a host of shaker style eye and base, an Iroko squared edge work surface, ceramic wall tiles, and a one and a half bowl sink with mixer tap and draining board. A variety of integrated appliances include a single oven, a four ring electric hob, a chimney hood extractor, a Zanussi dishwasher and washer dryer and a fridge freezer.
- Naturally light conservatory boasting 180 degree views of the garden with tiled flooring, central heating, electric sockets, a fan assisted light and French doors lead out to the garden.
- Two double bedrooms both boasting generous proportions, laminate flooring and situated to the front elevation enjoying a south east facing aspect.
- Modern shower room comprising floor to ceiling wall tiles, laminate flooring, LED ceiling spot lights and a white three piece suite to include a double with shower, wall hung wash basin and low level WC.
- Single garage benefitting from power and light supply, a side window and door to the rear garden. The garage door is currently not in use but the fixings are in place to be reconnected if desired.



Balfour Gardens,
Market Harborough,
LE16 9JJ

£299,950



Outside

The property benefits from a neat and low maintenance frontage comprising a gravelled forecourt and a blocked paved driveway leading through to the single garage providing off road parking for three cars. A car port covers the majority of the driveway and a secure timber gate leads through to the rear garden.

The delightful rear garden offers a good degree of privacy and features a block paved patio leading from the rear conservatory doors offering the ideal space to sit out and entertain with friends. A wealth of mature shrubbery lines the perimeter and a well-maintained lawn area sits in the centre.