



40 EADY DRIVE MARKET HARBOROUGH, LE16 9HY

40 EADY DRIVE

£235,000 Freehold

Located down a quiet cul-de-sac on the periphery of Market Harborough you will discover this brilliantly presented two bedroom property with a standout south facing garden and views over the open countryside beyond. There is a modern finish throughout and this home has been well looked after by the current owners. The lounge has the lovely feature of double UPVC doors that open onto the delightful rear patio seating area... just perfect for summer evenings! The property has two double bedrooms to the first floor both benefitting from fitted wardrobes and serviced by a modern bathroom. With two handy parking spaces and an enclosed rear garden, there is a lovely amount of space to the outside to also further the appeal of this property. With open fields beyond, you have a lovely connection to the countryside beyond.





ENTRANCE HALL

10' 09" x 3' 03" (3.28m x 0.99m)

LIVING ROOM

14' 06" x 12' 11" (4.42m x 3.94m)

KITCHEN

9' 09" x 6' 01" (2.97m x 1.85m)

WC

5' 06" x 2' 11" (1.68m x 0.89m)

FIRST FLOOR LANDING

6' 09" x 6' 06max" (2.06m x 1.98m)

BEDROOM ONE

10' 02" x 8' 10" (3.1m x 2.69m)

BEDROOM TWO

10' 06" x 8' 04" (3.2m x 2.54m)

BATHROOM

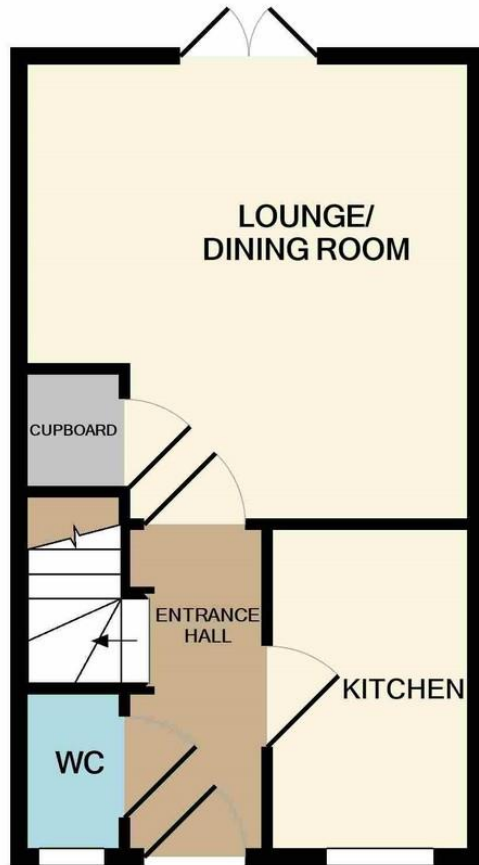
6' 08" x 5' 06" (2.03m x 1.68m)

OUTSIDE

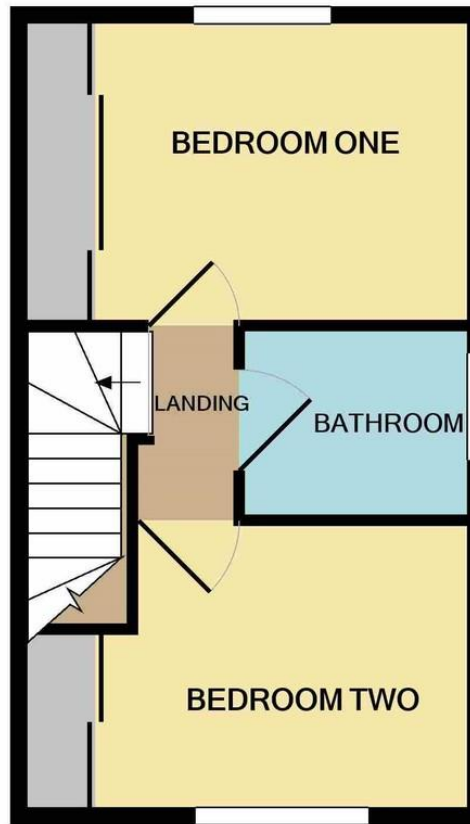
To the front of the property there is a hard standing drive with space for two vehicles. There is a paved pathway leading to the front door with borders of shrubs. There is also gated side access to the rear garden.

The rear garden is a peaceful space with a paved patio seating area, borders of plants, shrubs and climbers, a timber framed shed construction handy for storage and an outside tap. The rear garden is south facing and not overlooked- two enviable qualities.





GROUND FLOOR



1ST FLOOR

TENURE
Freehold

SERVICES
Mains electricity and water connected.
Gas fired central heating.

LOCAL AUTHORITY
Harborough District Council

VIEWING
Strictly by appointment with the selling agents.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.