



63 STUART ROAD MARKET HARBOROUGH, LE16 9PJ



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£279,950 Freehold

A fantastic opportunity to purchase this detached three bedroom bungalow on the well-connected southern side of Market Harborough. This bungalow has plenty of potential for further development and has all the makings of a comfortable home. All three bedrooms are of a good size and the master benefits from fitted wardrobes and a lovely characterful bay window allowing plenty of natural light to flood in. The living room is dual aspect and thus another bright and airy room with sliding doors leading out on to the garden allowing you to enjoy the garden from the comfort of your sofa. The garden is a south-facing sun trap and has been well looked after and enjoys the privacy that comes with not being overlooked. This property also boasts plenty of off-road parking and has the added potential of a detached garage with a workshop to the rear to be used as you see fit!





ENTRANCE HALL

10' 11" x 4' 08" (3.33m x 1.42m)

KITCHEN/BREAKFAST ROOM

12' 09" x 8' 06" (3.89m x 2.59m)

LIVING ROOM

14' 11" x 11' 11" (4.55m x 3.63m)

BEDROOM ONE

13' 01" x 12' 05max" (3.99m x 3.78m)

BEDROOM TWO

9' 11" x 8' 11" (3.02m x 2.72m)

BEDROOM THREE

9' 11" x 7' 05" (3.02m x 2.26m)

BATHROOM

6' 03" x 5' 05" (1.91m x 1.65m)

GARAGE AND WORKSHOP

The detached garage is also home to the dedicated workshop. The garage has power, lighting, an up and over door and a wooden window to the garden. The workshop also has power and lighting and is dual aspect with two wooden windows to two exterior elevations.

OUTSIDE

The front elevation is mostly hard standing providing plenty of off-road parking for several vehicles. To the side of the property there is a lean to with access to the detached single garage and a door providing access into the rear garden.

The rear garden is south facing and therefore is a real sun trap. The garden is mostly laid to lawn with borders of mature plants and trees, access to a bricked storage outbuilding. While the garden is an enclosed space, there is a lockable door that connects the garden to the side of the property and the garage.





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- to be confirmed.

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.

6-8 THE SQUARE, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7PA

T: 01858 463705

E: enquiries@cooperestates.net

cooperestates.net

