



30 RIDGEWAY WEST MARKET HARBOURGH, LE16 7LG





### 30 RIDGEWAY WEST

£312,500 Freehold

Perched on the corner of where Sherrard Road meets Ridgeway West, you will discover this well presented three bedroom detached bungalow on a larger than average plot. This property has been modernised internally by the current owners but there is further scope to make your own mark on this property as the space on offer is fantastic and the front garden could readily be made into additional parking. The modern and vibrant kitchen has a range of integrated appliances and has a lovely aspect out onto the garden to the side. The master bedroom is a luxurious space as it comes fit with a sizeable dressing area and built in cupboards. The external space is truly brilliant as the garden spans to the side and rear of the property and so gets the best of the South/South East and South/West sun, all while enviably not being overlooked! The location of this property will not disappoint as you are a short walk into the town centre and a stone's throw from local, well established schools.





#### **ENTRANCE PORCH**

7' 02" x 2' 07" (2.18m x 0.79m)

#### **KITCHEN/BREAKFAST ROOM**

12' 06" x 8' 09" (3.81m x 2.67m)

#### **LOUNGE**

15' 11" x 9' 11" (4.85m x 3.02m)

#### **BEDROOM ONE**

10' 10" x 8' 11" (3.3m x 2.72m)

#### **DRESSING ROOM**

9' 04" x 8' 03" (2.84m x 2.51m)

#### **BEDROOM TWO**

10' 10" x 9' 06" (3.3m x 2.9m)

#### **BEDROOM THREE**

12' 03" x 6' 04" (3.73m x 1.93m)

#### **BATHROOM**

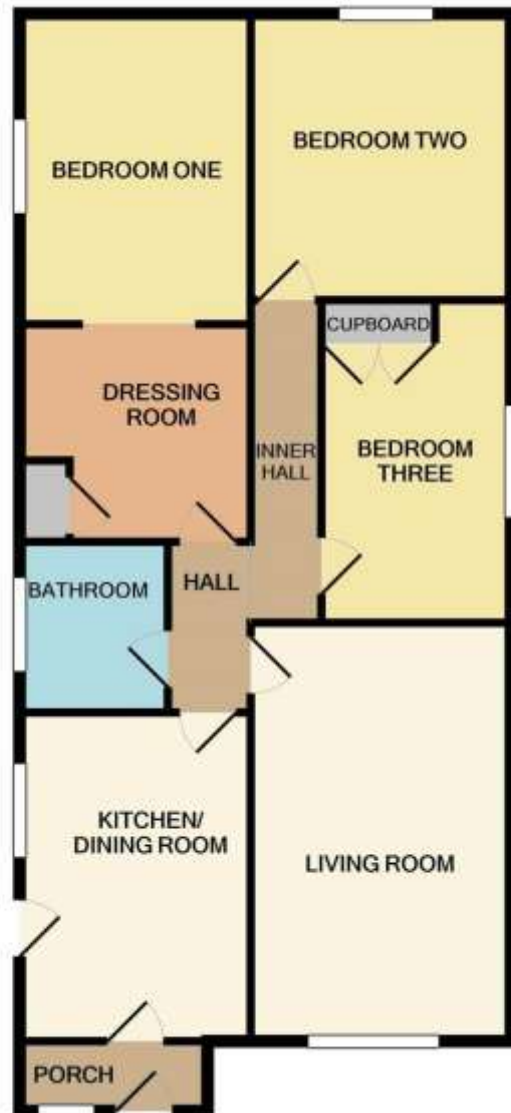
6' 04" x 5' 05" (1.93m x 1.65m)

#### **OUTSIDE**

The property holds a corner positioning and therefore is on a large plot. The front garden is mostly pebbled with borders of shrubs. The garage and off-road parking are located to the rear of the property and is accessed via Sherrard Road.

The garden is mostly laid to lawn and is fully enclosed by fencing and spans to both the side and rear of the property. The garden is a real sun trap and there are two seating areas from which to enjoy the sun and entertain family and friends with summer BBQ's. There is an outdoor tap and lights, access to the garage and access to a timber framed shed construction. A real advantage of this property is that it is not overlooked to the rear but rather neighbours the playpark on Sherrard Road.





**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		87   B
69-80	C		
55-68	D	64   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.

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