



16 SPRINGFIELD STREET MARKET HARBOROUGH, LE16 8BD

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£310,000 Freehold

If period charm with a modern finish is something that appeals to you, then this three bedroom semi-detached property in the centre of Market Harborough will make you a perfect home. The charm of this property is felt from the very first moment you step through the front door as decorative period tiling greets and leads you through to the open-plan living area where you will discover period coving and a beautifully ornate open fire. The modern kitchen/dining room has been finished to a high standard and is a beautifully bright and open space with double doors flowing onto the rear patio seating area- just perfect for entertaining guests! The first floor continues the modern feel and there are three double bedrooms to choose from. The master bedroom is a tranquil space with additional secondary glazing making it a quiet and peaceful space to relax. A pleasant surprise with this property is the sheer size of the garden, which is also south facing, and offers plenty of space to entertain.





ENTRANCE HALL

11' 07" x 3' 00" (3.53m x 0.91m)

LOUNGE

11' 06" x 11' 01" (3.51m x 3.38m)

DINING ROOM

12' 09" x 11' 05" (3.89m x 3.48m)

KITCHEN/DINING ROOM

25' 06" x 8' 08" (7.77m x 2.64m)

WC

6' 06" x 2' 07" (1.98m x 0.79m)

BEDROOM ONE

12' 06" x 11' 00" (3.81m x 3.35m)

BEDROOM TWO

13' 00max" x 8' 02max" (3.96m x 2.49m)

BEDROOM THREE

10' 06max" x 8' 10" (3.2m x 2.69m)

BATHROOM

7' 10" x 5' 09" (2.39m x 1.75m)

OUTSIDE

The property has an attractive frontage with a low level wall and a paved pathway leading to the front door. An entrance porch greets you and provides shelter and there is ornate period tiling to the front step. There is also gated access to the rear of the property.

The rear garden is a fantastic size and is also South facing, thus making it a real sun-trap. The garden has a significant patio seating area perfect for a summer's day entertaining family and friends. There is also a lawned area with a paved pathway leading to the rear where a few steps up lead you to an area that can be used how you see fit and currently houses the timber shed. There is a significant space to the side elevation which could make a further entertaining space and has two outside lights and a garden tap.



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.

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