



MORLEY STREET MARKET HARBOROUGH, LE16 9AU



## MORLEY STREET

£400,000 Freehold

Part of an exclusive one-off development by a reputable local builder, this brand new three bedroom detached property offers an exciting opportunity to purchase a new build property that is located in a well-established and highly sought after residential area. 'Morley House' has been finished to an exceptionally high standard of finish throughout with quality fixtures and fittings to every room. This property has been carefully thought out and designed to an exacting specification and executed seamlessly. The open plan kitchen/living space is a delight and features a modern and elegant kitchen that is offset by the brilliant amount of natural light that floods the space. The first floor has three bright bedrooms, all with build in wardrobes, and the master bedroom is made even more luxurious by the dedicated ensuite bathroom. The property sits on a lovely plot that makes the most of the South facing positioning. You will find a peaceful and private rear garden plus a handy single garage. This will make an exceptional home!





#### **ENTRANCE HALL**

12' 03" x 5' 04" (3.73m x 1.63m)

#### **KITCHEN/LIVING/DINING ROOM**

21' 01" x 14' 04" (6.43m x 4.37m)

#### **LOUNGE**

13' 10" x 10' 00" (4.22m x 3.05m)

#### **WC**

4' 05" x 3' 09" (1.35m x 1.14m)

#### **BEDROOM ONE**

11' 10" x 11' 08" (3.61m x 3.56m)

#### **ENSUITE**

8' 05" x 3' 03" (2.57m x 0.99m)

#### **BEDROOM TWO**

11' 10" x 10' 00" (3.61m x 3.05m)

#### **BEDROOM THREE**

9' 01" x 8' 01" (2.77m x 2.46m)

#### **BATHROOM**

8' 05" x 7' 01" (2.57m x 2.16m)

#### **OUTSIDE**

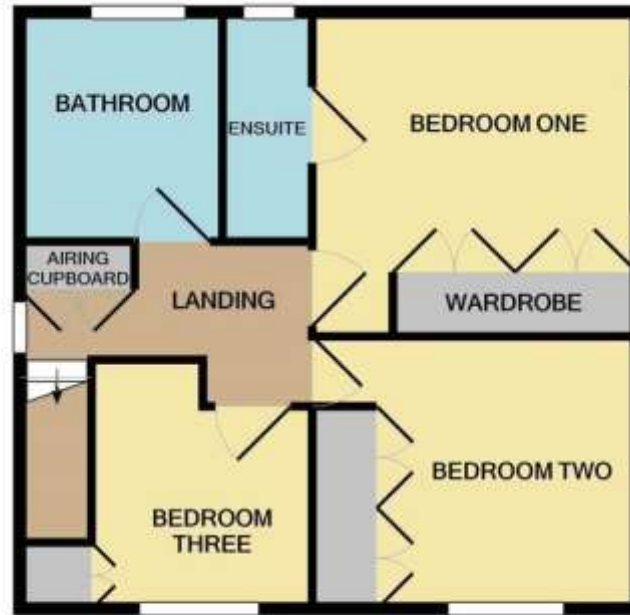
Morley House has been perfectly positioned so as to make the most of the south facing light. The property has an attractive frontage that is surrounded by iron fencing with a paved pathway to the front door. There is also a path to the side where there is secure gated access to the rear garden. A bricked driveway provides off-road parking ahead of the single garage.

The rear garden is a real sun trap even on an Autumn day as it captures the South, South/West and South/Easterly light. The garden is mostly hard standing with attractive paving and borders ripe for planting and putting your mark on the space. There is also access into the single garage which allows for flexible usage.





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- to be confirmed.

Score	Energy rating	Current	Potential
92+	A		92+   A
81-91	B	83   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.