



## 8 Logan Court, Market Harborough

Offers Over £275,000



# 8 Logan Court

Market Harborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Semi detached property in popular residential location
- No onward chain
- Driveway parking for up to 2 vehicles
- Established garden to rear
- Downstairs shower room
- Patio doors to rear garden
- Large hallways for easy access
- Open plan lounge dining room
- Over 1000sqft of accomodation - large 2 bedroom property





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This two bedroom semi detached house which requires some work, offers a superb opportunity for first time buyers, professionals, or those seeking to create a comfortable and stylish home in a popular residential area.



Upon entering, you are greeted by a welcoming entrance hallway that leads into a bright and spacious living room, featuring a large window that allows natural light to flood the space and create a warm, inviting atmosphere.

The fitted kitchen is thoughtfully designed with a range of wall and base units, integrated appliances, and ample worktop space, making it ideal for both every-day meals and entertaining guests.

Adjacent to the kitchen, there is a versatile dining area that easily accommodates a family dining table and chairs.

Upstairs, the property boasts two generously sized bedrooms, each finished to a high standard with neutral decor and quality flooring, providing comfortable retreats for rest and relaxation. The principal bedroom benefits from built-in storage, while the second bedroom is perfect for use as a guest room, nursery, or home office.

A contemporary family bathroom serves the first floor, complete with a modern suite, tiling, and a shower over the bath for added convenience.

Additional features include double glazing throughout and efficient gas central heating, ensuring comfort and energy efficiency all year round. The property also benefits from practical storage solutions, including a useful understairs cupboard and loft access for additional storage needs.

This home is ready to move into and offers a blank canvas for personalisation. Located within easy reach of local amenities, schools, and transport links, the house is ideally positioned for convenient living, whether commuting to work or enjoying the surrounding area.

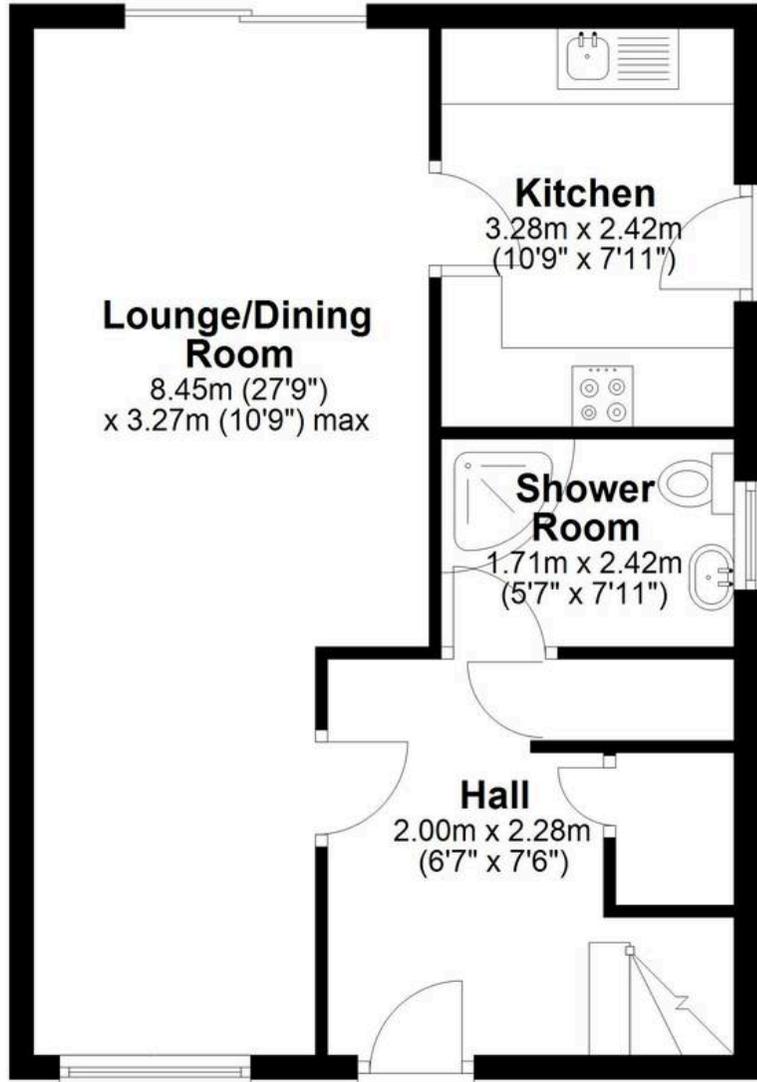
The semi detached layout provides a sense of privacy and space, while the well proportioned rooms offer flexibility for a range of lifestyles. Viewing is highly recommended to fully appreciate the quality, comfort, and potential of this delightful two bedroom home, which combines modern living with a welcoming ambience in a sought after location.

This property represents an excellent opportunity to update to a stylish and practical home, perfect for a variety of buyers seeking a move in ready residence with well arranged accommodation and a host of desirable features.



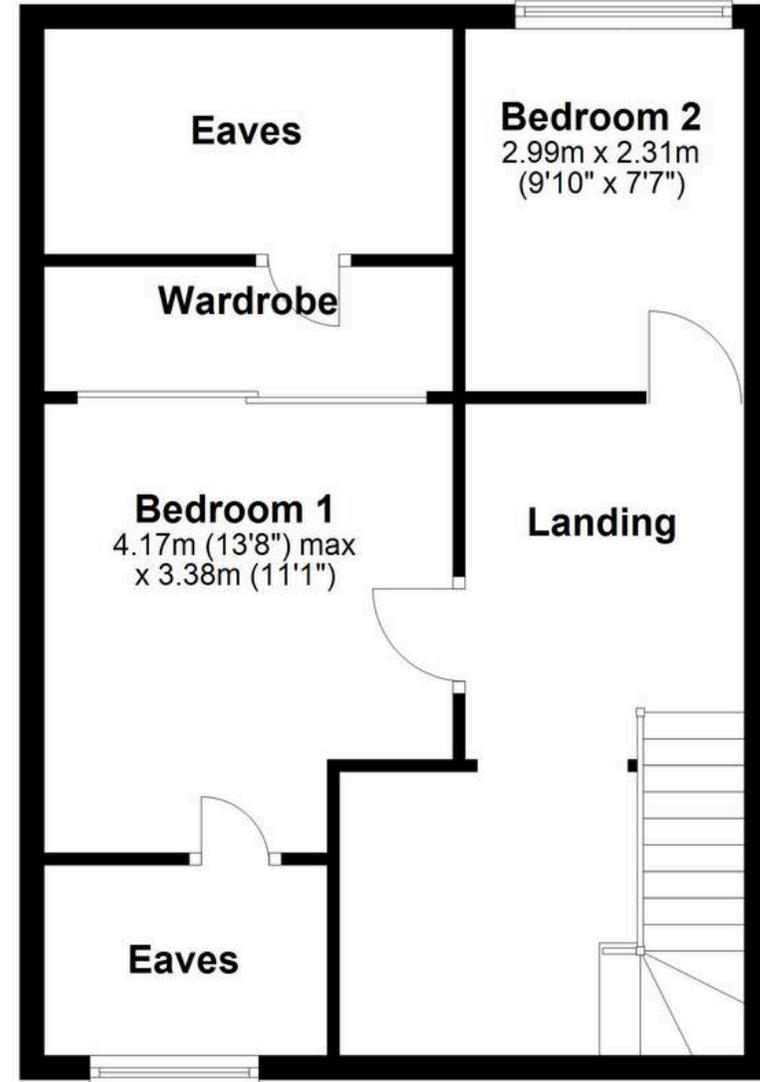
## Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



## First Floor

Approx. 49.6 sq. metres (533.7 sq. feet)



Total area: approx. 98.5 sq. metres (1060.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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