



72 Angell Drive, Market Harborough
£330,000


ANDREW
GRANGER & CO



72 Angell Drive

Market Harborough, Market Harborough

Council Tax band: D

Tenure: Freehold

- 4 bed end of terrace, family property
- Farndon Fields Estate - southwest Market Harborough
- 3 Floors of accomodation
- Single garage plus driveway
- Front and rear gardens
- Principle bedroom to top floor with ensuite shower room
- 3 further bedrooms
- Family bathroom
- Open plan living / dining room





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Market Harborough, Market Harborough

This beautifully presented four-bedroom end of terrace property offers spacious and versatile accommodation, ideally suited to modern family living.



Upon entering, you are greeted by a welcoming hallway that leads to a bright and generously proportioned living / dining room with French doors to the rear garden, perfect for relaxation or entertaining guests.

The contemporary kitchen is thoughtfully designed, featuring ample storage, integrated appliances, and a practical layout that caters to both every-day meals and special occasions.

The property benefits from four well-appointed bedrooms, each offering comfortable proportions and plenty of natural light.

The principal bedroom on the top floor, provides a tranquil retreat which incorporates an en suite shower room, a large built in wardrobe and an additional storage area.

The additional bedrooms can be adapted to suit a variety of needs, such as guest rooms, children's rooms, or a dedicated home office.

The family bathroom is stylishly finished, complete with modern fixtures and fittings, and there is the added convenience of a separate downstairs cloakroom for guests. Throughout the home, neutral décor and quality flooring create a cohesive and welcoming atmosphere, making it easy for new owners to move in and add their personal touch.

Storage solutions are thoughtfully integrated, ensuring a clutter-free environment.

The property is equipped with efficient central heating and double glazing (where specified), contributing to both comfort and energy efficiency.

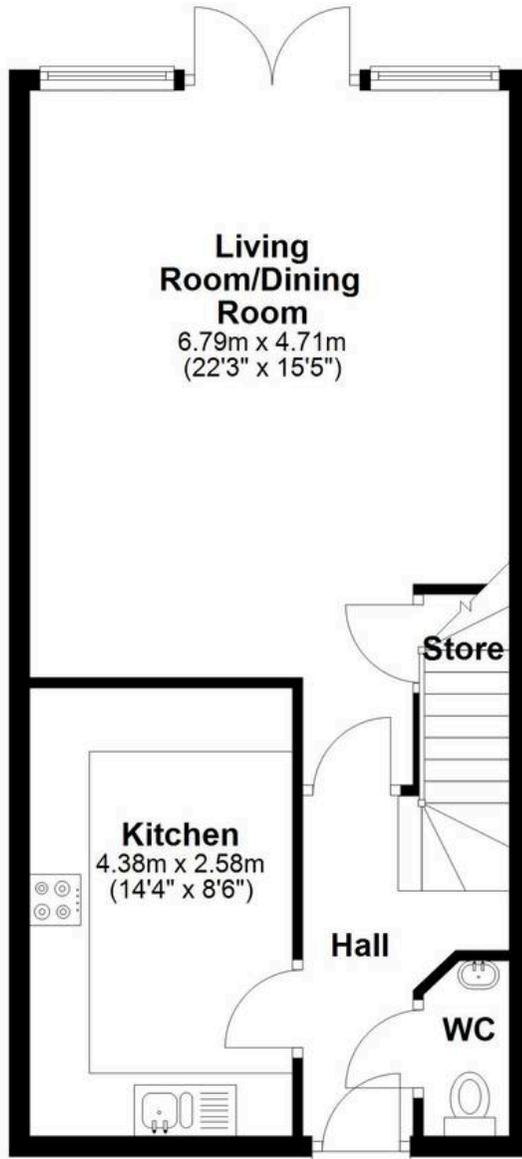
Located in a sought-after residential area on the Farndon Fields estate to the southwest of Market Harborough, this home is within easy reach of reputable schools, local amenities, and excellent transport links, making it an ideal choice for families and professionals alike.

With its combination of generous living space, flexible accommodation, and a convenient location, this four-bedroom end of terrace property represents an exceptional opportunity for those seeking a move-in ready home in a vibrant community. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer.



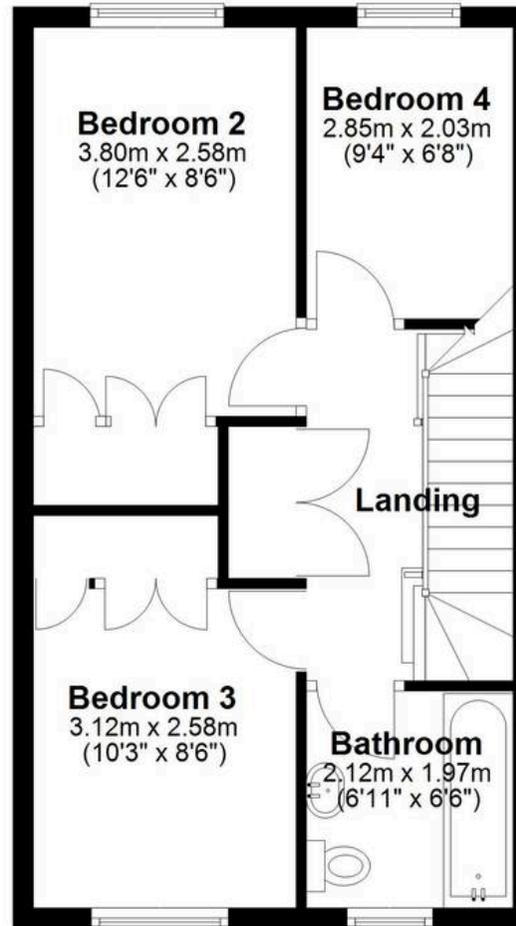
Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



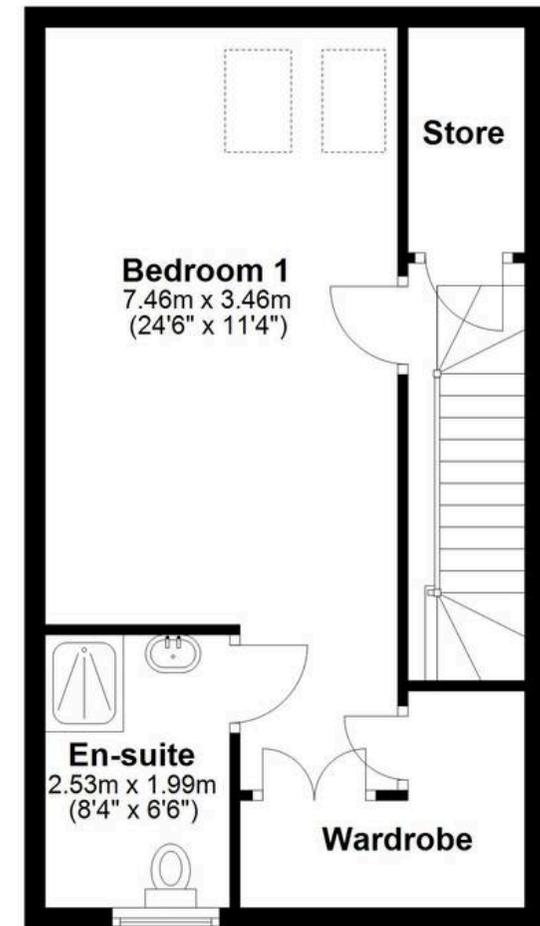
First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Second Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



Total area: approx. 129.0 sq. metres (1388.3 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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