



23 LIMNER STREET MARKET HARBOURGH, LE16 9HN

23 LIMNER STREET

£220,000 Freehold

With only two properties of this style on the Farndon Fields development, this really is a rare opportunity to purchase this two bedroom town house. 'Coach House' is a unique property set over three storeys and built by the reputable David Wilson Homes. The living space is set out over the first floor providing you with an elevated feeling. There is an abundance of light as the living area is dual aspect thus capturing the best of the East and West facing light. This property is immaculately presented and has been very well cared for by the current owners and the results are clear to see. To the second floor you will find two good sized bedrooms and a modern bathroom fit with walk in shower. To the rear of the property you will find dedicated off road parking for two vehicles ahead of the single garage.



**ENTRANCE HALL**

4' 01" x 8' 08" (1.24m x 2.64m)

FIRST FLOOR LANDING

8' 10" x 7' 02max" (2.69m x 2.18m)

LOUNGE/DINING ROOM

16' 08max" x 12' 01max" (5.08m x 3.68m)

KITCHEN

8' 01" x 7' 06" (2.46m x 2.29m)

WC

5' 02" x 2' 11" (1.57m x 0.89m)

SECOND FLOOR LANDING

10' 11" x 7' 01max" (3.33m x 2.16m)

BEDROOM ONE

13' 02max" x 8' 08max" (4.01m x 2.64m)

BEDROOM TWO

13' 02max" x 7' 08" (4.01m x 2.34m)

BATHROOM

7' 01" x 6' 05max" (2.16m x 1.96m)

OUTSIDE

To the front of the property there is a hard standing pathway leading to the front door, borders of shrubs and plants, access to an external storage cupboard with power for an automatic appliance and lighting.

The parking for this property is found to the rear where there is a dedicated single garage with off-road parking in front for a maximum of two vehicles. The garage has both power and lighting.

The property is known as a flying freehold.



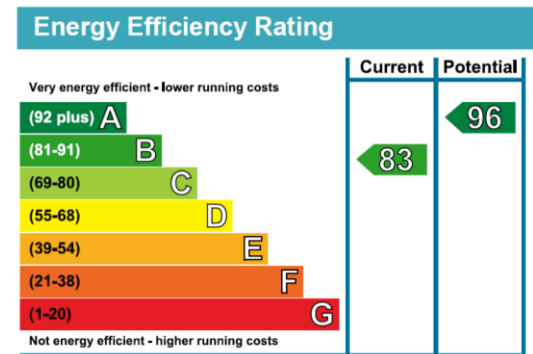
TENURE
Freehold

SERVICES
Mains electricity and water connected.
Gas fired central heating.

LOCAL AUTHORITY
Harborough District Council

VIEWING
Strictly by appointment with the selling agents.

EPC-



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.

