



25 WHITES CRESCENT MARKET HARBOROUGH, LE16 8GJ



## 25 WHITES CRESCENT

£260,000 Freehold

This modern semi detached bungalow built by the reputable Redrow Homes is ready to move straight into and call your own. With two bedrooms and a delightful conservatory extension, there is plenty of space to spread out over. The property has been well looked after and still maintains the same polished standards as a newly built property. The kitchen is of a good size to accommodate a dining table and is fit with many integrated appliances to make life easier. There is a relaxing sitting room to the rear of the property that leads out onto the warming conservatory space that overlooks the charming rear garden. The location of this property is close to the main road links and the local amenities and shops that Market Harborough has to offer. Market Harborough train station is within a mile of the property.







#### **ENTRANCE HALL**

17' 09" x 3' 11" (5.41m x 1.19m)

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

13' 09" x 8' 10" (4.19m x 2.69m)

#### **LOUNGE**

13' 01max" x 12' 02max" (3.99m x 3.71m)

#### **CONSERVATORY**

9' 07" x 5' 08" (2.92m x 1.73m)

#### **BEDROOM ONE**

17' 01" x 8' 01" (5.21m x 2.46m)

#### **BEDROOM TWO**

9' 11" x 7' 03" (3.02m x 2.21m)

#### **BATHROOM**

7' 03max" x 6' 06max" (2.21m x 1.98m)

#### **OUTSIDE**

The property has an attractive frontage with a paved pathway leading to the front door with a storm porch over. the front garden is largely pebbles with an array of shrubs. There is a driveway providing off road parking for several vehicles and gated access to the rear garden. You will also find an outside tap.

The rear garden enjoys an elevated positioning with glimpses of Market Harborough beyond. The garden is mostly laid to lawn with borders of mature shrubs, two timber framed shed constructions, a low level patio seating area and gated access to the front.





#### 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-

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	81   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.

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