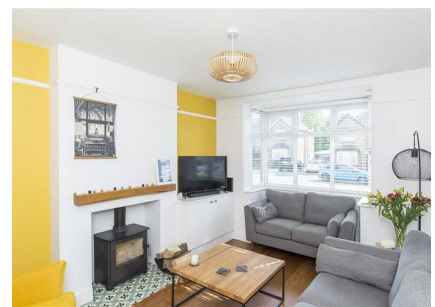


## 95 The Headlands, Market Harborough, LE16 7DJ



**£375,000**

Set on a tree-lined avenue just a short walk from Market Harborough's train station with its sub one hour links to London's St Pancras, is this extremely attractive period semi-detached. The property offers a vast array of period and character features and with its stylish decor on top of that, this property must be seen in person to be appreciated. Spacious accommodation briefly comprises entrance hall, lounge with log burner and partitioned study area off, kitchen/diner with log burner, rear lobby and utility/WC. To the first floor there's a landing, three bedrooms and shower room. Outside there's a block-paved driveway at the front with double side entrance gates leading to the rear garden, where there's a large timber shed/garage for a small car or motorbike. The rear garden is of a generous size, being mainly laid to lawn with gravelled seating area and paved patios.

*Service without compromise*

Entrance Porch 8'5" x 4'3" (2.57m x 1.30m)



Single-glazed timber front entrance door. Double-glazed window to front. Tiled floor. Glazed entrance door through to hallway.

Hallway

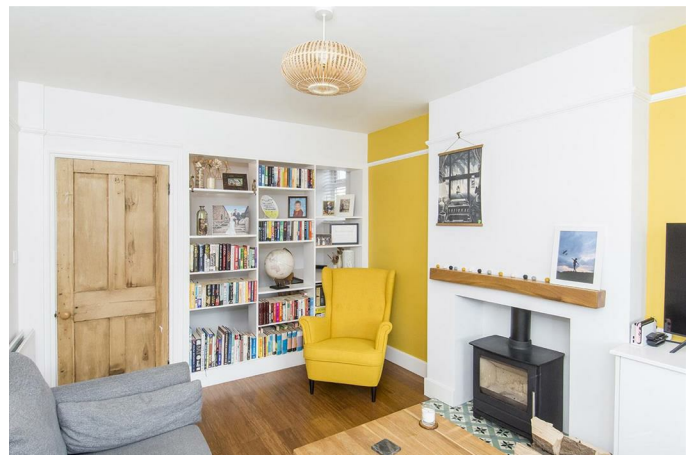


Under stairs storage cupboard. Radiator. Slate tiled floor with under floor heating.

Lounge 14'6" max into box bay window x 9'9" (4.42m max into box bay window x 2.97m)



UPVC double-glazed box bay window to front aspect. Picture rail. Log burner with timber mantle piece over. Bamboo floor. Radiator. Shelved partition through to study area.



Study Area 6'3" x 3'5" (1.91m x 1.04m)



UPVC double-glazed window to side. Solid bamboo flooring. Open bookshelf partitioned to lounge.

Kitchen/Diner 18'9" x 12'1" (5.72m x 3.68m)



UPVC double-glazed windows to rear and side aspects. UPVC double-glazed French doors to rear garden. Fitted range of wall and floor mounted units with timber worktops and Belfast style sink inset. Recently refitted integrated dishwasher, Range master cooker including hob and extractor hood over. Slate tiled floor with under floor heating. Stove style fire. Radiator.





Rear Lobby



Glazed side entrance door. Heated towel rail.

Utility/WC 6'7" x 4'5" (2.01m x 1.35m)



Windows to rear and side aspects. Butler style sink. High

flush WC. Space and plumbing for washing machine and dryer above. Tiled flooring. Radiator.



Landing



UPVC double-glazed window. Loft access hatch to part boarded loft space. Original timber doors to all rooms.

Bedroom One 12'4" x 9'8" (3.76m x 2.95m)



UPVC double-glazed window to front. Radiator.



Bedroom Two 9'8" x 9'1" (2.95m x 2.77m)



UPVC double-glazed window to rear. Radiator.



Bedroom Three 12'3" x 8'4" (3.73m x 2.54m)



UPVC double-glazed window to rear. Cupboard housing Ideal combination gas central heating boiler. Radiator.



Shower Room 6'2" x 5'8" (1.88m x 1.73m)



UPVC double-glazed window to front. WC. Wash hand basin over storage unit. Walk in shower cubicle. Tiled splash backs and floor. Extractor fan. Spotlights to ceiling. Heated towel rail.



Front



Block paved driveway providing off road parking for at least two cars, with timber double side entrance gates leading to the rear garden, allowing access for a small car or motorbike to the large timber shed/garage.



## Shed/Garage



Providing car space for small car or motorbike only.  
Timber double doors.

## Rear Garden



Being of a generous size and mainly laid to lawn with  
graveled area , paved patio area, outside power point,  
outside water point and additional timber shed.

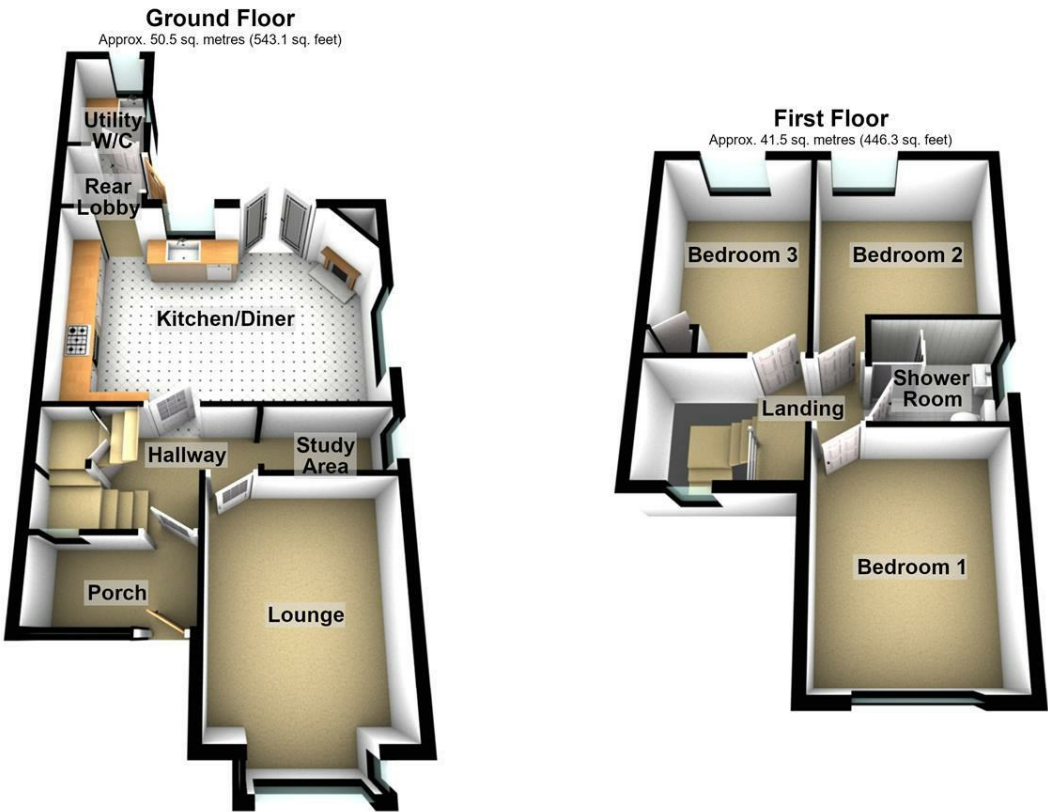




## Note for Prospective Buyers

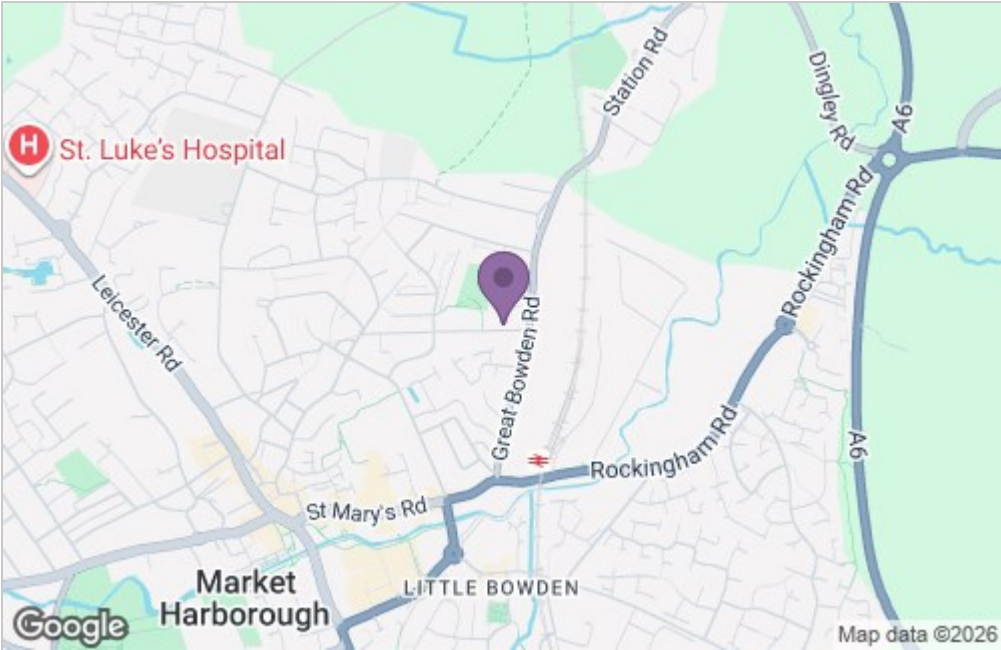
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Total area: approx. 91.9 sq. metres (989.4 sq. feet)

Area Map



Energy Efficiency Graph

