

NORTHLEIGH GROVE

MARKET HARBOURGH



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Northleigh Grove Market Harborough Leicestershire

A fantastic opportunity to acquire a four bedroom detached family home in need of updating and upgrading, situated by the canal and only a short distance from Market Harborough town centre.

Entrance porch and hall | Open plan living dining room | Kitchen with breakfast room off | Further reception room | Four bedrooms | Two bath/shower rooms | Garage and driveway with ample off road parking | Mature private gardens | Garden passage way to the canal | No upward chain |

ACCOMMODATION

The property is entered via a porch then into an entrance hall off which is a downstairs shower room and WC, and to the rear are stairs rising to the first floor.

To the right is the open plan dual aspect sitting dining room which benefits from a window to the front elevation and sliding glazed doors to the rear garden. There is also a central feature fireplace which divides the sitting and dining areas. To the far right of the property is a further reception room currently used as a music room which is flooded with light by virtue of windows to three elevations and sliding glazed doors to the garden.

To the rear left of the entrance hall is the breakfast room which in turn leads through into the kitchen where there is a range of cupboards and drawers with work surfaces over and a one and a half bowl stainless steel sink with drainer. Appliances include a double oven and gas hob with extractor hood over. There is space and plumbing for white goods. Off the kitchen is a door to the garden, a good sized pantry cupboard and an integral door to the garage.

Stairs rise to the first floor where there are four bedrooms, two to the front elevation and two to the rear. The master bedroom benefits from fitted wardrobes. The accommodation is completed by the family bathroom which comprises of a WC, wash hand basin and bath with shower over.

OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking for several vehicles and access to the garage. The good sized rear garden is wonderfully mature and private, mainly laid to lawn with herbaceous borders and established trees. A paved seating area, offers an ideal location for enjoying the sunny aspect. There is also a passage way from the garden to the canal towpath, offering easy access into town.

LOCATION

Properties in Northleigh Grove rarely come to market. Demand is fuelled by the proximity of the town centre and direct access to the Grand Union Canal which provides delightful walks along the towpath into the surrounding countryside. The Canal basin also boasts The Waterfront restaurant and bar.

Market Harborough is a charming market town situated approximately fifteen miles north of Northampton and approximately fifteen miles south east of Leicester city centre. The town centre offers a variety of individual shops, boutiques, hotel and restaurants, in addition to retailers including Waitrose, Tesco, Waterstones and many more. There is also a mainline rail link to London St. Pancras International which may be reached in little over an hour. The M1 is accessible at junction 20, and the A14 lies to the South.

Schooling within the area is well catered for both within the state and private sector. The Leicester Grammar School, Stoneygate School and Leicester High School for Girls are all located along the A6 towards Leicester and Uppingham and Oakham Schools are also within an half an hour car journey.

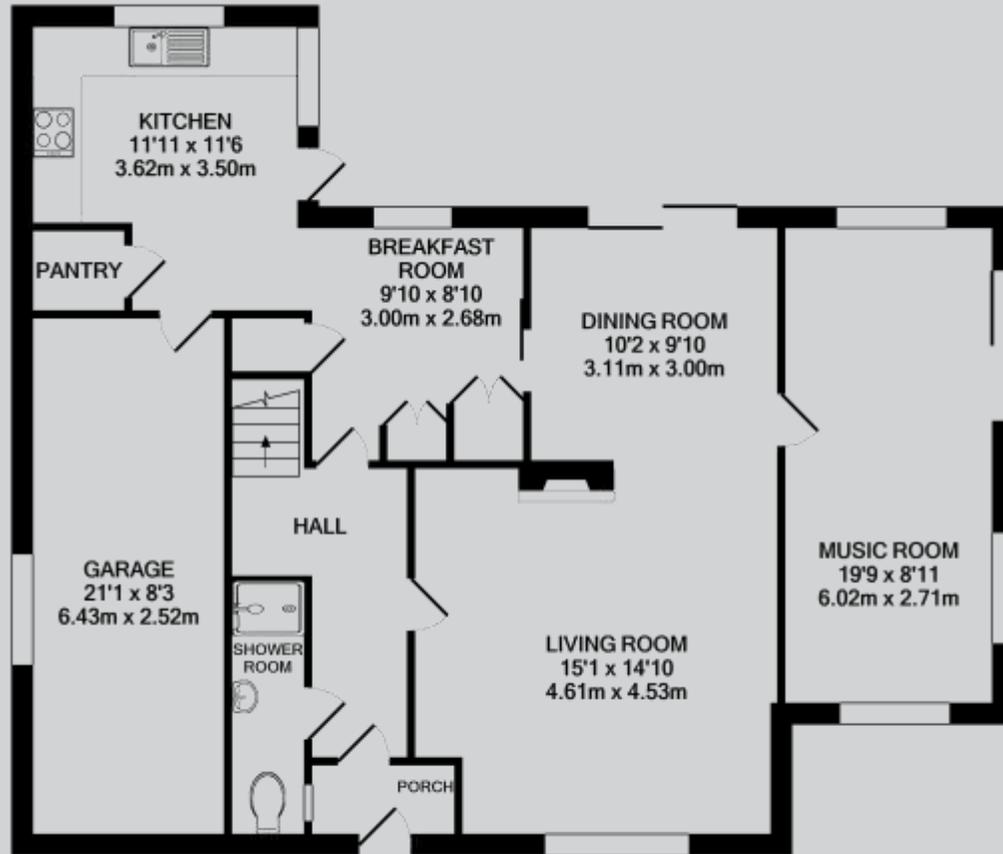
DIRECTIONAL NOTE

Proceed from the centre of Market Harborough on the B6047 Leicester Road heading towards Leicester. Take a left hand turn onto Fairfield Road and the first right onto Fairway. Take the right hand turn onto Northleigh Grove where the property may be found on the right hand side as indicated by our Agents for sale board.

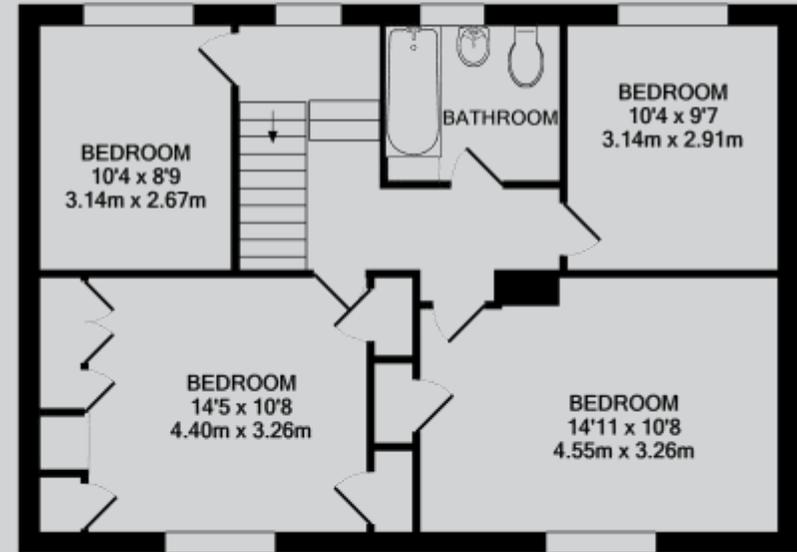




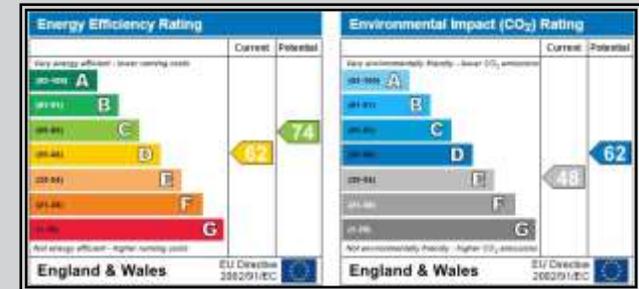
Total Approx Gross Internal Floor Area = 154.7 sq/m – 1665 sq/ft
 Measurements are approximate. Not to scale. For illustrative purposes only.



GROUND FLOOR



1ST FLOOR





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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