



3 The Hawthorns Main Street, Lubenham

Market Harborough

In Excess of £220,000

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Lubenham, Market Harborough

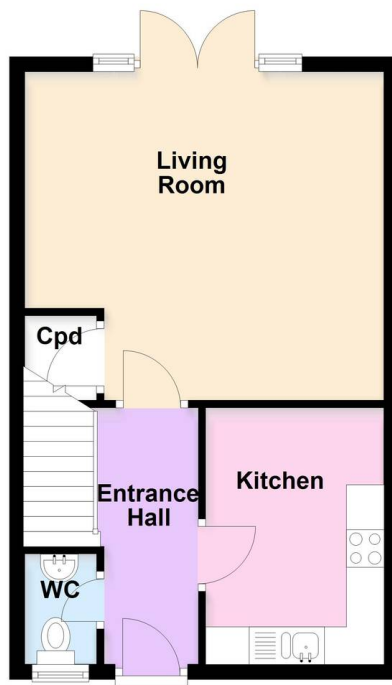
Council Tax band: B

Tenure: Freehold

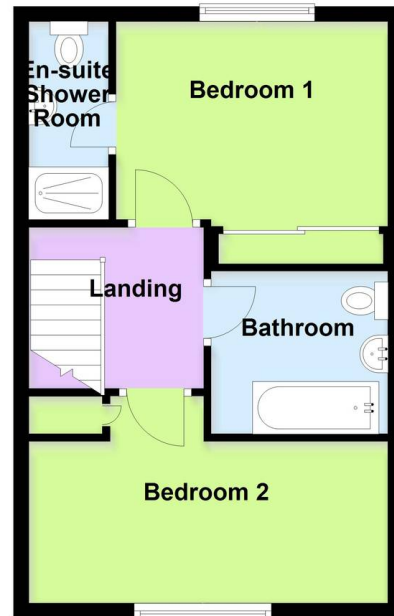
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Ground Floor



First Floor



- MODERN MID TOWN HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- ENTRANCE HALL WITH WC
- KITCHEN WITH INTEGRATED APPLIANCES & LIVING ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- GAS HEATING & DOUBLE GLAZING
- PARKING & EASILY MAINTAINABLE PRIVATE GARDEN
- EASY ACCESS OPEN COUNTRYSIDE WALKS



DETAILED ACCOMMODATION

Sealed double glazed composite door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

CLOAKROOM/WC

Pedestal wash hand basin and low level WC, radiator, tiled flooring, UPVC sealed double glazed window.

KITCHEN

11' 4" x 7' 0" (3.45m x 2.13m)

Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated fridge/freezer, plumbing for washing machine, concealed central heating boiler, UPVC sealed double glazed window, radiator, tiled flooring, spotlights.

LIVING ROOM

15' 4" x 14' 3" (4.67m x 4.34m)

UPVC sealed double glazed window French doors to rear garden with matching picture side panels, radiators, TV point, understairs cupboard.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1

10' 0" x 9' 5" (3.05m x 2.87m)

UPVC sealed double glazed window, radiator, built in wardrobes, TV point.

EN-SUITE SHOWER ROOM

9' 5" x 3' 10" (2.87m x 1.17m)

Three piece suite comprising walk in tiled shower cubicle, pedestal wash handbasin and low level WC, tiled flooring, heated towel rail.

BEDROOM 2

14' 2" x 7' 2" (4.32m x 2.18m)





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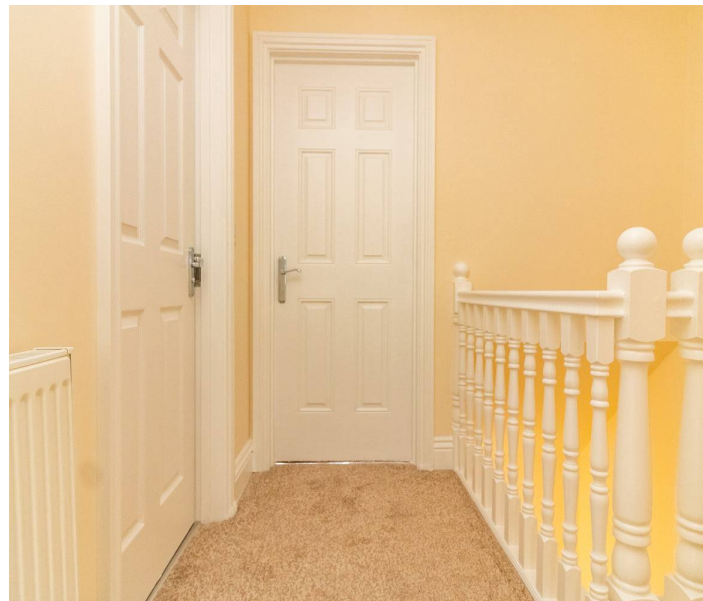
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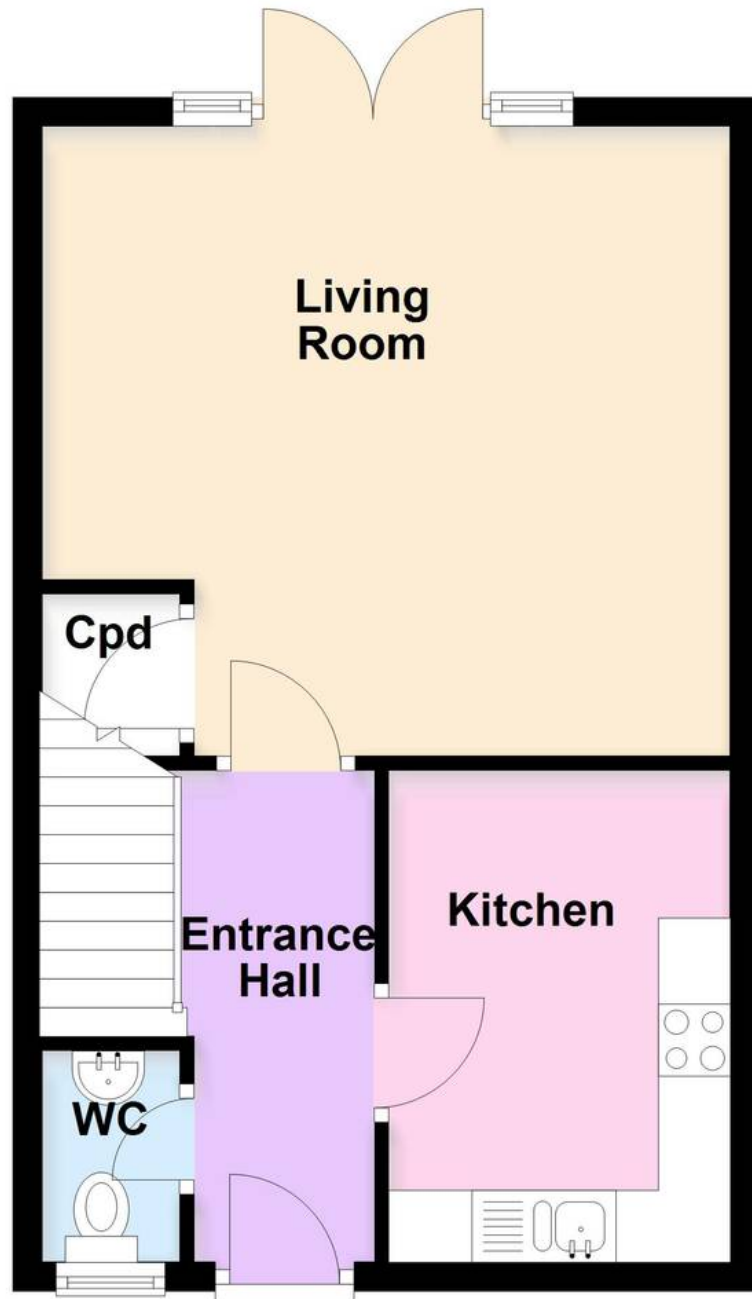


REAR GARDEN

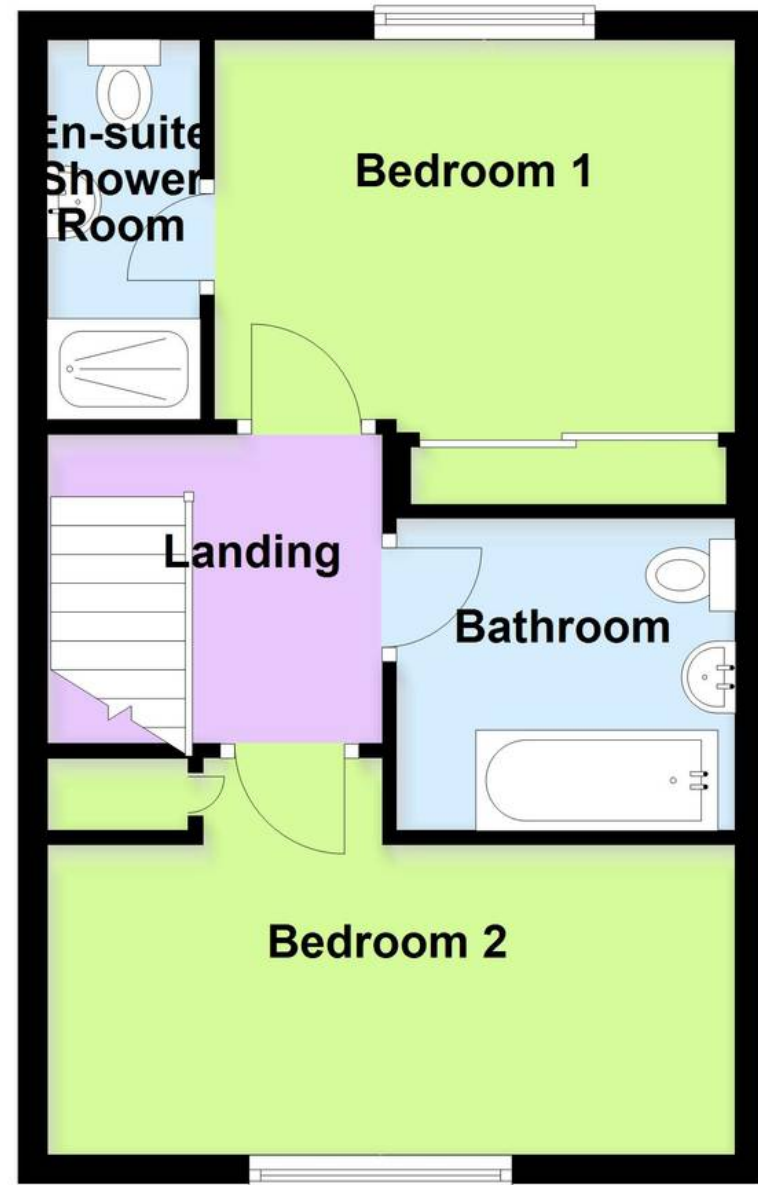
DRIVEWAY



Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.