

**Pattison
Lane**

Price: £245,000

Ritchie Park, Market Harborough

Offered for sale with NO ONWARD CHAIN is this three bedroom mid terrace home situated within the sought-after town of Market Harborough. Advantages to include a garage, off road parking, enclosed rear garden, modern fitted kitchen / dining room and shower room. Viewing is highly recommended.

- Three Bedrooms
- Off Road Parking
- Garage
- Modern Fitted Kitchen / Dining Room
- Modern Fitted Shower Room
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Viewing Advised

Tenure: Freehold
EPC Rating: C



ENTRANCE HALL

Reached via main front door. Storage cupboard.
Stairs rising to first floor landing.

LOUNGE 12'9 x 13'8 (3.88m x 4.17m)

Window to front aspect. Under stairs storage cupboard. Radiator. Open to:

KITCHEN / DINING ROOM 15'5' x 9'1 (4.71m x 2.78m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Plumbing and space for washing machine. Space for tumble dryer. Inset spotlighting. Radiator. Window to rear aspect. Patio doors opening to the rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and shower room. Airing cupboard.

BEDROOM ONE 8'7 x 12'1 (2.62m x 3.69m)

Window to front aspect. Radiator.

BEDROOM TWO 9'11 x 10'8 (3.02m x 3.26m)

Window to rear aspect. Radiator.

BEDROOM THREE 6'10 x 8'9 (2.09m x 2.67m)

Window to front aspect. Radiator.

SHOWER ROOM

Modern fitted tiled suite comprising a large shower enclosure, wash hand basin and low level WC. Heated chrome towel radiator. Frosted window to front aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Open plan frontage providing off road parking for two cars and access to the main front door.

GARAGE

Access via the rear of the property with personnel door into the rear garden.

REAR GARDEN

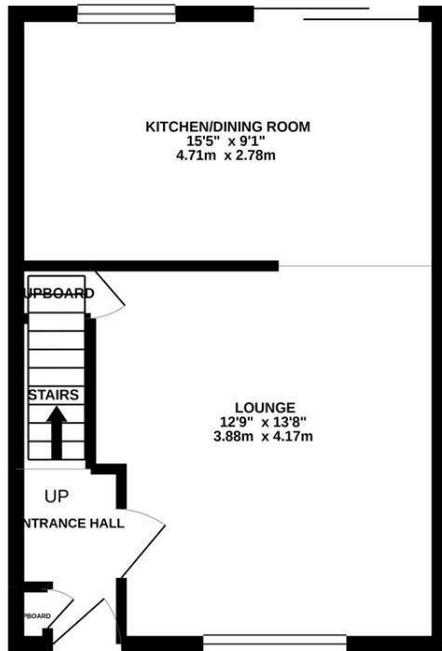
Enclosed by timber fencing the rear garden is mainly laid to lawn with decorative borders.

Agents note:

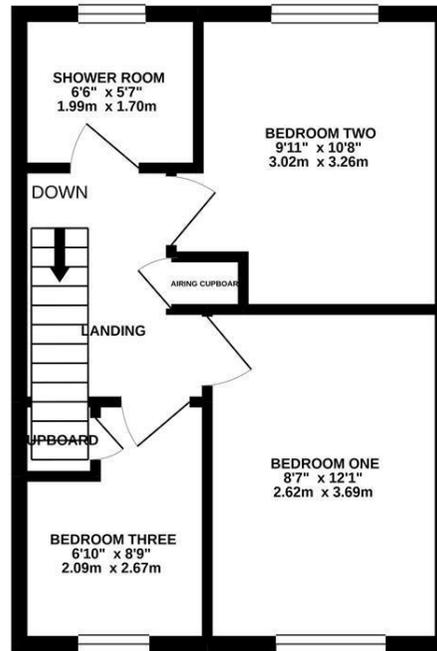
Photos taken prior to tenants moving into the property.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Pattison Lane has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Pattison Lane has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.
Ref: DPL100649 - 0001

Selling your property?
Call us to arrange your
FREE MARKET APPRAISAL