

CROMWELL CRESCENT

MARKET HARBOROUGH



JAMES
SELICKS

SALES • LETTINGS • SURVEYS • MORTGAGES

95 Cromwell Crescent,
Market Harborough
Leicestershire LE16 9JW

A three bedroom detached bungalow, refurbished by the current owners, occupying a good size plot within easy reach of local amenities and the town centre of Market Harborough.

Entrance hall | Sitting room | Conservatory/sun room | Kitchen | Three bedrooms | Shower room | Driveway providing ample off road parking | Rear garden with shed |

ACCOMMODATION

The property is entered via a door to the side of the property into an entrance hall. To the left is the light and spacious sitting room which is flooded with light by virtue of bi-folding doors opening through into the conservatory/sun room, which in turn is glazed to three sides with a French door opening out to the rear garden.

Ahead of the entrance hall is the kitchen, which is fitted with eye and base level high gloss cupboards with work surfaces over, a stainless steel sink with drainer and Zanussi appliances to include an induction hob and oven with extractor hood over. There are two handy storage cupboards off housing the boiler and meters, as well as a window and part glazed door giving access to the side elevation.

To the right, an inner hall way with loft access above leads to the bedroom accommodation. There are two bedrooms to the front elevation and one to the side. The property is completed by a shower room, comprising of a WC, wash hand basin, shower and heated towel rail.

OUTSIDE

The property sits back from the road with a gravel area to the front elevation. The front door is located to the left side of the property. To the right, is a driveway providing off road parking and iron double gates give access to a further driveway. The rear garden is well stocked with shrub, flowers and fruit bushes. There is a paved seating area and a timber shed.

LOCATION

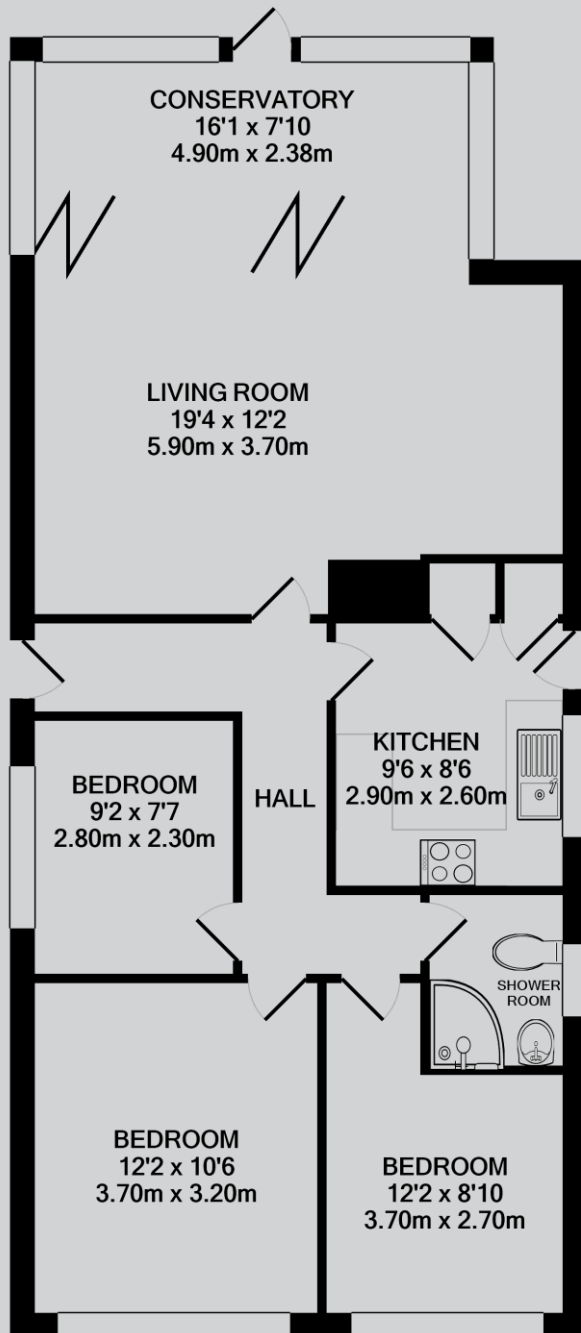
Market Harborough offers a wide range of amenities including a mainline rail services to London St Pancras. The town centre is conveniently located and has excellent shopping and supermarket amenities, schools, bars, restaurants, leisure centre and professional services. The M1 is accessible at junction 20 and the A14 lies to the South.

DIRECTIONAL NOTE

From the centre of Market Harborough proceed along the A508 Northampton Road as signposted to Market Harborough Leisure Centre. Turn right onto Nithsdale Avenue, turn left again onto Fairfax Road. Continue on this road which becomes Cromwell Crescent, where the property may be found on the right hand side.







95 Cromwell Crescent, Market Harborough, Leicestershire, LE16 9JW

Total Approx Gross Internal Floor Area = 77.4 sq/m – 833 sq/ft

Measurements are approximate. Not to scale.

For illustrative purposes only.

JAMES SELICKS

www.jamesselicks.com

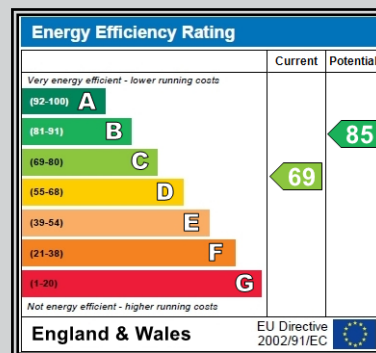


Market Harborough Office
13 Church Street
Market Harborough LE16 7AA
01858 410008
mh@jamesselicks.com

Oakham Office
01572 724437

Leicester Office
0116 285 4554

London Office
0207 839 0888



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.