



# BALMORAL CLOSE

Market Harborough, NN14 4BL

£340,000

## Premier

LETTINGS NORTHANTS



Spacious four bedroom family home in cul-de-sac location, offered with No Chain.





# Balmoral Close, Market Harborough, LE16 8JH




Well positioned in a cul-de-sac on the outskirts of Market Harborough, this modern four-bedroom detached home is offered with No Chain.

The front door leads into a welcoming hallway with stairs rising to the first floor and doors to ground rooms. The spacious living room has a feature fireplace and an archway leading to the dining room with double doors opening to the rear garden. The modern kitchen offers integrated cooking appliances and leads into the utility room with a door to the rear garden and a cloaks/WC.

Upstairs the landing leads to four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and furniture and an en-suite shower room, while the family bathroom features a white 3 piece suite.

Outside is a lawned front garden with a driveway providing Off Road Parking leading to the Integral Garage. Gated side access leads to the well sized, fully enclosed lawned rear garden.



4  bedrooms 2  bathrooms  
3  receptions

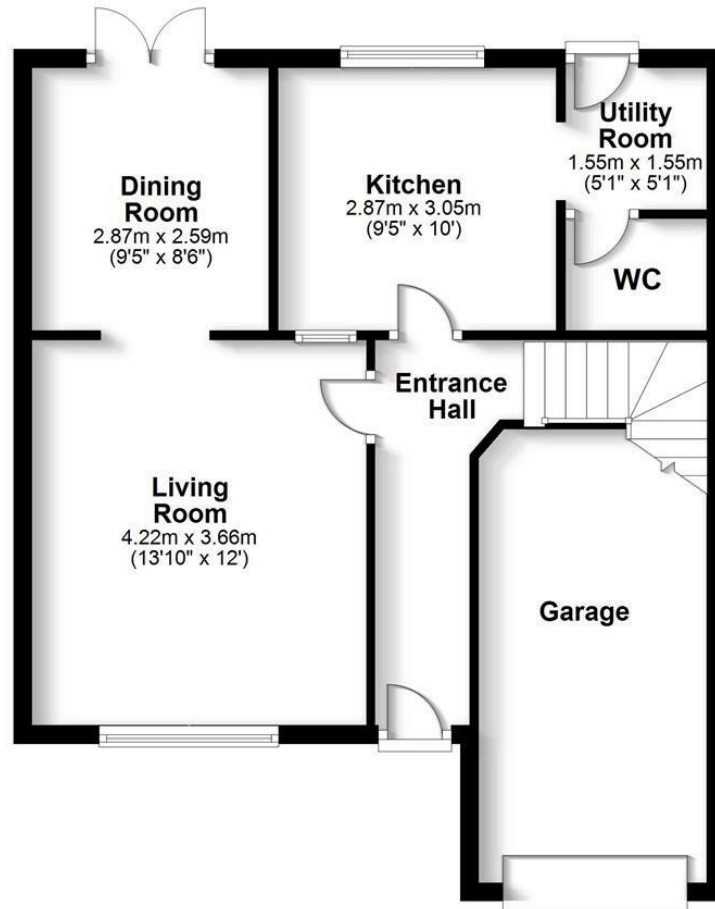
**Council Tax Authority:** Harborough Council

**Tenure:** Freehold

**Energy Efficiency Rating:** C

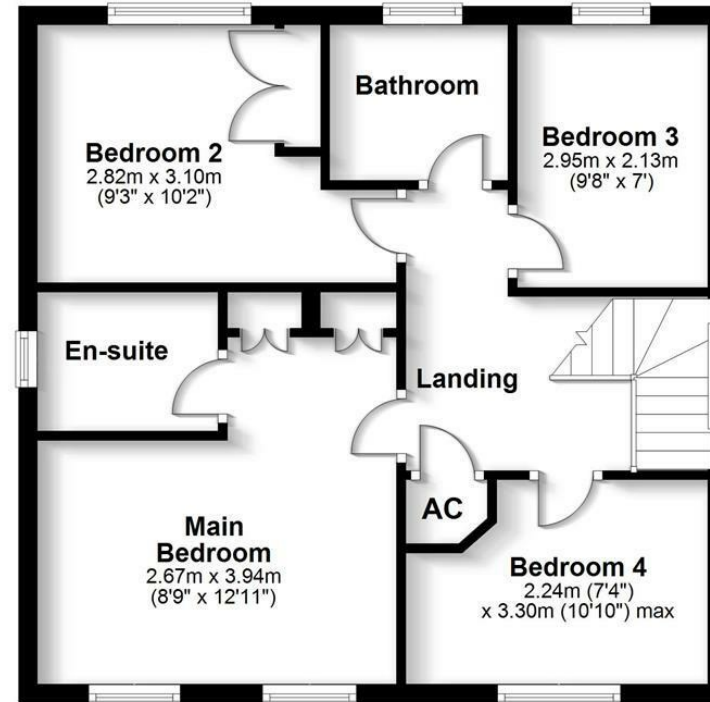
## Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



## First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)

**Covering Northamptonshire**

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Disclaimer: These particulars should not be relied upon as statements or representations of fact and do not form part of any offer or contract. Any areas and measurements of distance are approximate. The text, images and plans are intended for guidance only and are not comprehensive.

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