

# JUBILEE GARDENS

MARKET HARBOROUGH

JAMES  
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**Jubilee Gardens,**  
Market Harborough,  
Leicestershire

Whether you are looking for your first home, more space for your young, growing family or perhaps looking to invest or downsize, this well-presented three bedroom home may be of interest. Tucked away in a quiet residential corner within walking distance of the town centre and rail station, and with a sunny garden enjoying a south-westerly aspect, it really is a gem.

Well-presented semi-detached home | Popular residential area of Market Harborough | Approx 1,000 Sq. Ft of accommodation | Three bedrooms | Lounge, kitchen/diner and conservatory | Family bathroom and guest cloakroom | Walled rear garden with westerly aspect | Walking distance to town centre and rail station | Easy reach of Ridgeway Primary & Robert Smyth Academies |

#### ACCOMMODATION

Stepping inside the door to the hallway you will immediately sense the pride, care and attention that the current owners have invested into this home. Tucked behind the door are handy built in cupboards for storage. The hall opens up to an impressive double height stairwell with a further built-in cupboard beyond. The guest cloakroom offers plenty of space to hang coats and store boots too.

The sitting room feels spacious, yet cosy and natural light floods the room by virtue of the east facing front window and the sliding patio doors, (lean to conservatory) that enjoys a westerly aspect. The kitchen has space to accommodate a dining table and there is ample storage to the fitted cupboards. There is space for an oven, fridge/freezer, slimline dishwasher and washing machine.

Upstairs the main bedroom has been reconfigured, gaining extra space from where a built-in storage cupboard on the landing used to be. There is a further double bedroom and single bedroom, with the family bathroom having been refitted to provide a fresh, white suite comprising bath with shower over, pedestal wash hand basin and WC. A very homely and welcoming feel radiates throughout this home making it perfect for those seeking space for a growing family as well as downsizers and investors alike.

#### OUTSIDE

A paved path leads from the communal path to the front door, flanked by lawn and bedding borders. The rear, partially walled garden is a private space with a sunny westerly aspect and enjoys far reaching views towards the Farndon hills over the rooftops. With a paved patio and lawn it is the perfect space for your family to relax outdoors in. Gated access to the rear leads on to a communal path and green and the parking areas.

#### LOCATION

Jubilee Gardens is within easy walking distance of Market Harborough town centre and the station which provides mainline rail access to London St Pancras in under an hour. Market Harborough is a thriving market town receiving regular national accolade in the press in various quality of life surveys. The town offers a wide range of niche shopping, restaurants and a wide range of leisure and sporting amenities. Market Harborough is situated in some of the county's most attractive countryside. Both Ridgeway Primary Academy and Robert Smyth Academy schools are within walking distance.

#### DIRECTIONAL NOTE

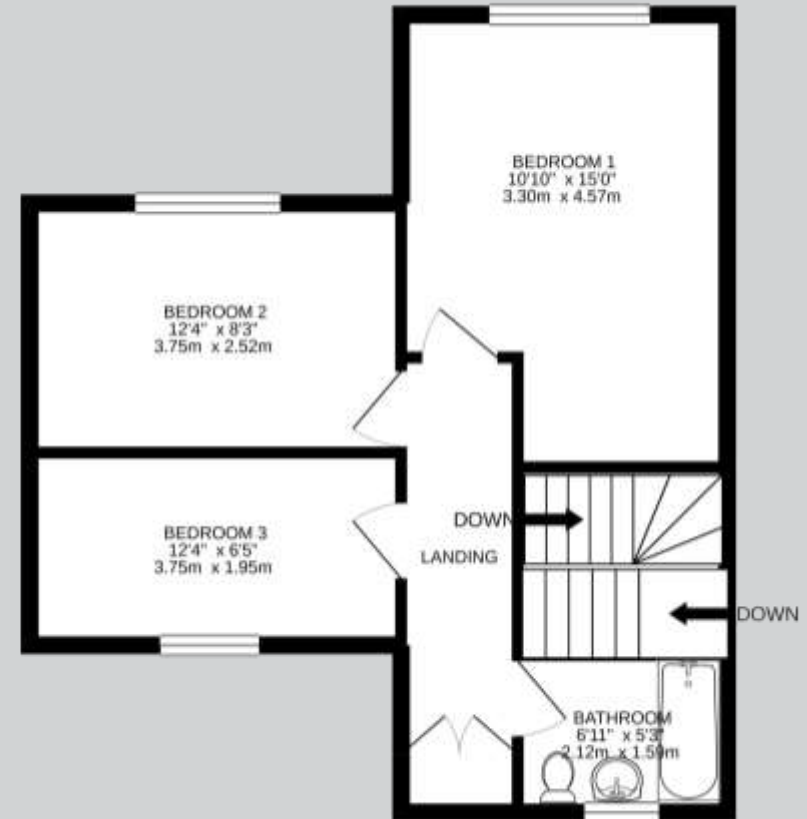
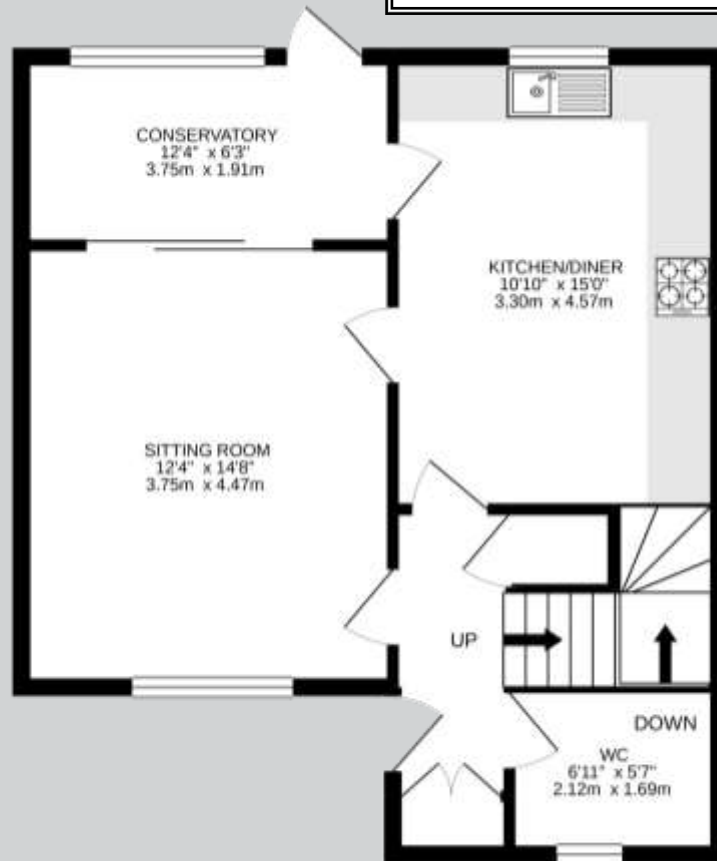
From Market Harborough town centre, proceed along St Mary's Road (A4304). After the traffic light junction turn left into Great Bowden Road. Proceed up the hill and turn left into The Headlands. Approximately half-way along turn right into Douglass Drive. Then first left into Oak Close which in turn leads to the Jubilee Gardens parking area. The property is situated in the right-hand corner accessible on foot.





Ground floor approx. = 50.5 Sq. M (544 Sq. Ft)  
 First floor approx. = 43.4 Sq. M (467 Sq. Ft)  
**Total floor area approx. = 93.9 Sq. M (1010 Sq. Ft)**

Measurements are approximate. Not to scale. For illustrative purposes only.



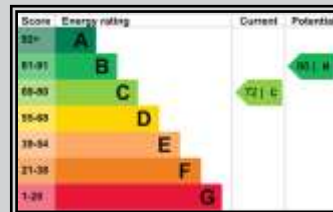
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### Measurements and Other Information

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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