



6a Welland Close, Caldecott, Market Harborough, LE16 8RZ



**£155,000**

Stuart Charles are delighted to offer for sale this TWO bedroom bungalow located in the desirable village of the peaceful village of Caldecott. Situated within walking distance to a range of amenities an early viewing is recommended to avoid missing out on this home. Although in need of modernization this home offers great value to the correct buyer. The accommodation comprises of an entrance hall, lounge, kitchen, wooden conservatory, wet room and two good sized bedrooms. Outside to the front is a laid lawn with side gated access. To the rear is a patio area that leads to a large laid lawn with timber fence surround. Call now to view!!

- NO CHAIN
- CUL-DE-SAC LOCATION
- WET ROOM
- COUNTRYSIDE VIEWS
- POTENTIAL TO ADD VALUE
- COMBI BOILER

### Entrance Hall

Entered via a double glazed door, storage cupboard, doors to:

### Lounge

14'4 x 9'8 (4.37m x 2.95m)

Double glazed window to the front elevation, tv point, telephone point.

### Kitchen

12'7 x 9'12 (3.84m x 2.74m)

Fitted to comprise a range of base

units with a single steel sink and drainer, double oven, space for free standing fridge/freezer, radiator, double glazed window to rear elevation, breakfast bar to dining area.

### Bedroom One

10'8 x 8'9 (3.25m x 2.67m)

Double glazed window to front elevation, radiator, built in wardrobe.

### Conservatory

13'10 x 7' (4.22m x 2.13m)













## Bedroom Two

9'8 x 9'5 (2.95m x 2.87m)

Double glazed window to rear elevation, radiator.

## Wet Room

8'6 x 6'1 (2.59m x 1.85m)

Fitted to comprise a walk in shower room with a wall mounted electric shower, low level pedestal, low level wash hand basin, double glazed window to front elevation.

## Outside





























Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-10 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 