



15 Admiral Road, , Market Harborough LE16 8GX

£300,000

Lucas Estate Agents are pleased to be offering this fabulous 2 Bedroom Semi-Detached property to the market in the sought after area of Little Bowden. In the 2 years since this property was built, the current owners have transformed the property into a modern luxury home with upgrades such as air conditioning, bespoke fitted wardrobes and external EV charger. Walking through the front door you are welcomed into the entrance hall with handy utility cupboard to your right and then into the open plan living room/dining room where you will appreciate the large open space and light that comes in from all angles. The dining area is tucked underneath the front window and has ample space for a family table and storage. The lounge aspect is bright featuring double doors onto the patio and a huge space for multiple sofas and coffee table. The kitchen is fully integrated with fridge/freezer, washing machine and dishwasher as well as a plumbed in instant boiling water tap. The oversized guest WC works perfectly for additional storage as well as toilet and sink. Upstairs you will find 2 double bedrooms, the master bedroom features air conditioning and bespoke built in wardrobes and additional drawers on the opposite side of the room. The second bedroom has plenty of space for a double bed and wardrobes and has views over the front aspect and surrounding fields. The 4 piece Jack and Jill bathroom works brilliantly with a door from the landing as well as serving as an ensuite from bedroom 1. The room features a bath, sink and toilet alongside a stand along shower which is powered through the combi-boiler. The rear garden is currently under construction having just had a brand new patio laid. It is due to be finished by the end of January 2026. Planning permission is already in place for a school play field beyond the properties rear fence. This makes this house a premium plot to not be over looked in the future with other building around.

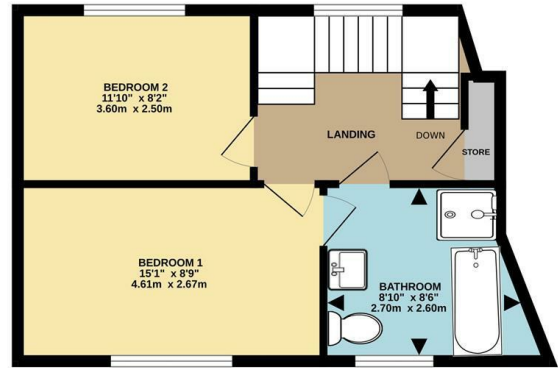
Tenure: Freehold
Energy Rating: B
Council Tax Band: B

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GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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- 2 Bedroom Semi Detached House With 8 years NHBC Warranty
- Parking for 2 Cars
- EV Charger
- Air Conditioning
- Bespoke Built In Wardrobes
- Brand New Patio
- Instant Boiling Water Tap

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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