



Connells

Rectory Lane
Market Harborough

Rectory Lane Market Harborough LE16 8AS

for sale offers over
£269,000



Property Description

Welcome to this delightful three bed end-of-terrace house nestled on Rectory Lane. With its charming character and convenient location, this home offers a comfortable and inviting living space. The open plan lounge/diner impresses with its spaciousness, enhanced by a feature fireplace that adds warmth and ambiance. The sunroom provides a tranquil retreat where you can relax and enjoy the surrounding views. One of the highlights of this property is its large garden, which stretches out towards the church, offering a serene backdrop and a sense of privacy. Imagine spending sunny afternoons basking in the tranquility or hosting gatherings with friends and family in this idyllic outdoor space. For families, the proximity to Little Bowden Primary School is a definite advantage, making the morning school run a breeze. After a busy day, you can unwind at the nearby Cherry Tree pub, just a short stroll away, where you can enjoy a refreshing beverage or a delicious meal. The property also offers the potential for off-road parking, thanks to the dropped curb. This practical feature enhances convenience and ensures easy access to your vehicle. In summary, this end-of-terrace house on Rectory Lane perfectly blends character features, a spacious garden, and a convenient location. It presents a wonderful opportunity to create a comfortable and cherished home.

Lounge / Diner

21' 1" x 10' 4" (6.43m x 3.15m)

Spacious yet inviting reception room with plenty of space for all the family. With a large front facing window letting in plenty of natural light and a characterful electric 'log burner' style fireplace, it's the perfect place to relax and unwind.

Kitchen

8' 4" x 8' 11" (2.54m x 2.72m)

Spacious galley style kitchen with access to a useful understairs pantry.

Sunroom

6' 5" x 12' 4" (1.96m x 3.76m)

A fantastic bonus reception room. Currently set up as an office, it has direct access out onto the garden.

Utility Room

5' 9" x 2' 10" (1.75m x 0.86m)

Separating the kitchen and bathroom, this handy utility space provides a dedicated washing area and comes equipped with another useful storage cupboard.

Bathroom

7' 6" x 5' 10" (2.29m x 1.78m)

3 piece bathroom suite with toilet, sink and bath with over-the-top shower.

Bedroom One

11' 5" x 10' 4" (3.48m x 3.15m)

Spacious double with in-built storage and a large window overlooking The Old Rectory.

Bedroom Two

10' 10" x 8' (3.30m x 2.44m)

Another well sized double room overlooking the pretty rear garden.

Bedroom Three

8' 3" x 8' 11" (2.51m x 2.72m)

Generously sized third bedroom with garden views.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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