



**Connells**

Lathkill Street  
Market Harborough





## Property Description

This charming 3-bedroom semi-detached house, nestled near the heart of Market Harborough, offers a perfect blend of modern comfort and convenient living. Situated just a short stroll away from picturesque local parks and excellent transport links, it promises an ideal lifestyle. The ground floor welcomes you with a spacious lounge featuring a characterful bay window, filling the room with natural light and charm. Adjacent, a modern open-plan kitchen/diner awaits, complete with an integrated fridge/freezer and ample space for your appliances. This inviting space is perfect for family gatherings and entertaining guests. Upstairs, you'll discover three generously sized bedrooms, ensuring plenty of room for your family or guests. The master bedroom boasts the luxury of an en-suite, while a separate family bathroom caters to the remaining bedrooms, providing convenience and comfort for all. Outside, a tandem driveway and garage offer ample parking and storage space. The large rear garden presents an ideal canvas for gardening enthusiasts or a wonderful area for children to play. This delightful semi-detached house is a true gem, combining modern amenities with a prime location, making it a must-see property for those seeking a harmonious blend of urban convenience and suburban tranquility.

## Lounge

16' 9" x 12' 6" ( 5.11m x 3.81m )

Spacious yet cosy lounge with plenty of space for the whole family. The characterful, front-facing bay window allows plenty of light to come flooding in. The room flows nicely into

the kitchen/diner and features a handy in built storage area.

## Kitchen / Diner

14' 11" x 15' 9" ( 4.55m x 4.80m )

Stylish and contemporary kitchen/diner with an integrated fridge/freezer and space for a wealth of appliances including a dishwasher and washing machine. There is also plenty of space for a dedicated dining area and French doors leading out onto the large rear garden.

## Cloakroom

Ever desirable downstairs cloakroom providing storage alongside a toilet and hand wash basin.

## Bedroom One

12' 1" x 9' 7" ( 3.68m x 2.92m )

Spacious master suite with large front facing window and access to a private ensuite shower room

## Ensuite

8' 3" x 5' 1" ( 2.51m x 1.55m )

Private ensuite with large walk in shower cubical, toilet and hand wash basin with storage.

## Bedroom Two

12' 1" x 9' 7" ( 3.68m x 2.92m )

Spacious double bedroom overlooking the sizeable rear garden

### Bedroom Three

9' 7" x 5' 10" ( 2.92m x 1.78m )

A very generously sized single room located towards the back of the property overlooking the rear garden.

### Family Bathroom

7' 3" x 6' 5" ( 2.21m x 1.96m )

Spacious family bathroom fitted with a three piece bathroom suite with toilet, basin and bath.







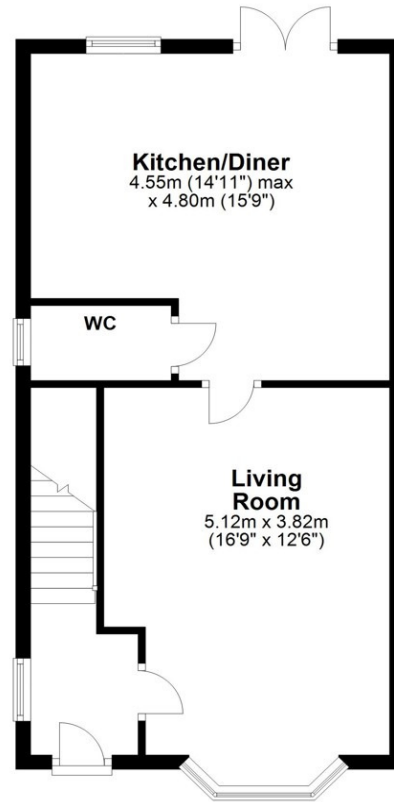






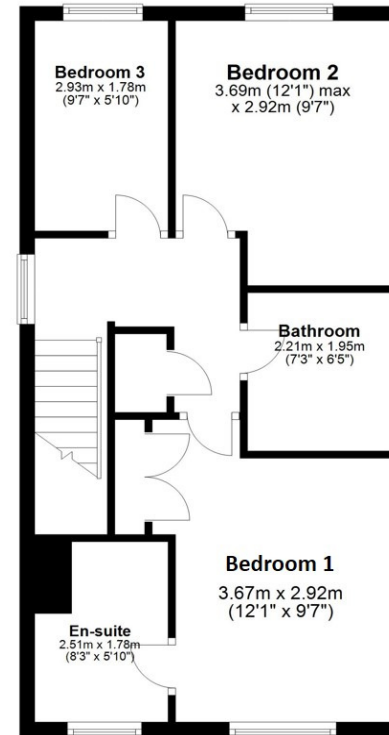
### Ground Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.0 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo Plan produced using PlanUp.

To view this property please contact Connells on

**T 01858 465 921**

**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

**EPC Rating: B**

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Tenure: Freehold



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