



Connells

Arden Close
Market Harborough



Property Description

A well maintained and well presented three bedroom semi-detached home set within walking distance of both Market Harborough town centre and railway station. The property is found in excellent condition throughout and to the rear enjoys views over Headlands Play Park.

To the ground floor the entrance hallway gives access to a generous size lounge, family bathroom, and wonderful kitchen dining space with feature island.

The first floor of this property enjoys two double bedrooms along with a further bedroom and a WC.

To the rear is a private and enclosed garden which backs onto Headlands Play Park. An area of the garden has been laid with patio providing ample space for alfresco dining and further to this the remainder of the garden has been laid to lawn.

To the front of the property there is off-road parking for several vehicles with further parking found to the side of the home where access to the rear garden can also be obtained.

Hallway

The entrance hallway gives access to a generous size lounge, family bathroom and kitchen dining space.

Lounge

11' 4" x 13' 10" (3.45m x 4.22m)

Generous size lounge featuring a log burner. Double glazed window to front elevation.

Kitchen

16' 4" x 6' 9" (4.98m x 2.06m)

Fitted with a range of wall and base units with roll top work surfaces, stainless steel single drainer sink unit. Integrated gas hob with extractor hood and appliances. Access to rear garden.

Diner

11' 4" x 8' 9" (3.45m x 2.67m)

Open plan to kitchen is space for dining with a feature island.

Bathroom

Downstairs bathroom comprising bath, wash hand basin and low level WC. Window to side elevation.

Bedroom One

11' 6" x 9' 11" (3.51m x 3.02m)

Master bedroom with gas radiator central heating and double glazed window to front elevation overlooking front garden.

Bedroom Two

12' 9" x 9' 2" (3.89m x 2.79m)

Double bedroom with gas radiator central heating and double glazed window to rear elevation overlooking Headlands Play Park.

Bedroom Three

8' x 7' 3" (2.44m x 2.21m)

Single bedroom which is currently utilised as a study. Gas radiator central heating and double glazed window to rear elevation overlooking Headlands Play Park.

WC

First floor cloakroom featuring low level WC, wash hand basin and window to side elevation.

Outside

To the front there is off-road parking for several vehicles with further parking found to the side of the home where access to the rear garden can also be obtained. To the rear is a private and enclosed garden which backs onto Headlands Play Park. An area of the garden has been laid with patio providing ample space for alfresco dining and further to this the remainder of the garden has been laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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