



Connells

Connaught Road
Market Harborough



Property Description

This three bedroom detached, bay fronted home is offered to the market with no onward chain. Situated within a short walk from both Market Harborough town centre and railway station the home is conveniently located for all local amenities. The property itself occupies a generous double plot and benefits from a single garage and private rear garden.

The accommodation at the property is set over two floors with the ground floor benefiting from three reception rooms, in addition to the kitchen, entrance hall and ground floor shower room. From the entrance hall there are stairs that rise to the first floor where three double bedrooms are found along with a family bathroom.

The property is set back from the public highway with a walled fore garden and gated access into the homes garage. To the rear there is private and enclosed garden that back onto Symington Recreation Ground, in the main this garden has been laid to lawn and there are a range of mature shrubs and planting dispersed through the garden. A large storage shed can also be found in the rear garden.

The property is found in a clean, tidy and habitable condition but would benefit from modernisations and improvements throughout.

Entrance Porch

Glazed entrance porch leading to hallway.

Hallway

Ground floor benefiting from three reception rooms, in addition to the kitchen and ground floor shower room. Stairs rising to first floor accommodation.

Dining Room

12' 11" x 10' 11" (3.94m x 3.33m)

First of three receptions currently utilised as a dining room and opens through to Lounge. Bay fronted window to front elevation and gas fireplace with surround.

Lounge

14' 8" x 11' 8" (4.47m x 3.56m)

Situated to the rear of the property and offering stunning views is Reception 2 which is currently utilised as a lounge. Comprises gas fireplace with surround and french doors leading out to rear garden.

Kitchen

10' 11" x 8' 2" (3.33m x 2.49m)

Fitted with a range of wall and base units incorporating a stainless steel sink with drainer, work surfaces and tiling, electric cooker point, plumbing for washing machine. Window overlooking rear garden.

Snug

11' 11" x 10' 1" (3.63m x 3.07m)

Currently utilised as a ground floor bedroom for easy access but can be transformed into a family snug. Window to front elevation.

Shower Room

Accessed via it's own hallway with storage is this ground floor shower room comprising low level WC, wash hand basin and shower cubicle. Single window to side and rear elevation.

Bedroom One

12' 11" x 9' (3.94m x 2.74m)

Master bedroom comprising fitted wardrobes and bay fronted window to front elevation.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Double bedroom with window to front elevation.

Bedroom Three

9' 2" x 8' 7" (2.79m x 2.62m)

Small double bedroom with fitted wardrobes and window to rear elevation.

Bathroom

Family bathroom comprising low level WC, wash hand basin and bath tub with window to front elevation.

Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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: D

Tenure: Freehold

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