



**Connells**

Welland Avenue  
Gartree Market Harborough



## Property Description

This spacious three bedroom semi-detached property is offered to the market with no onward chain. Set within the popular residential area of Gartree and benefiting from a garden to both the front and rear along with off-road parking early viewing of this home is advised. Gartree is located just a short drive from Market Harborough where there are great rail and road links available.

## Porch

The property is access to a uPVC front door where you arrive in the entrance porch. The entrance porch provide space for shoe storage and there is a further uPVC door which gives access into the entrance hall.

## Entrance Hall

The entrance hall has stairs that rise to the first floor landing a useful stairs storage cupboard and doors that give access through two.

## Lounge

15' 6" x 11' 5" ( 4.72m x 3.48m )

to the front elevation of the property is a good sized sitting room with feature fireplace and electric fire set within. To the front elevation there is a curved bay window.

## Kitchen/Diner

22' 4" x 9' 5" ( 6.81m x 2.87m )

To the rear of the room there is a opening which gives access to the kitchen diner.

The kitchen diner is a fantastic sized room offering ample space as a kitchen and both dining room. The kitchen itself comprises of a range of base and eyelevel units with a complementary worktop over, the kitchen there is a fitted oven, full ring electric hob with extractor fan over and space for a tall fridge freezer. Within the kitchen there is also a useful fitted storage cupboard. From the kitchen there is a door to the side elevation which gives access to the utility room and the rear elevation a door giving access to the garden room.

## Utility

7' 1" x 4' 6" ( 2.16m x 1.37m )

The utility room as doors to both the front and rear elevations, to the front there is access to the driveway and the rear access is gained to the garden. Within the utility room there is space and plumbing for a washing machine and tumble dryer.

## Cloakroom

The utility room also gives access to the properties ground floor WC which comprises of a low level flush toilet.

## Garden Room

12' 4" x 9' 8" ( 3.76m x 2.95m )

Garden room benefits from windows to two elevations along with two Velux windows set into the ceiling. In addition there are double doors which give access to the garden beyond.

## First Floor Landing

The first floor landing gives access to the loft by a loft hatch and there is a window to the side elevation. The first floor landing also gives access to all first floor accommodation.

## Bedroom One

11' 10" x 11' 4" ( 3.61m x 3.45m )

Bedroom number one is located to the front elevation of the home and is a generously sized double bedroom.

## Bedroom Two

12' 9" x 9' 5" ( 3.89m x 2.87m )

Bedroom number two is located to the rear elevation of the home and is a generously sized double bedroom.

## Bedroom Three

10' 1" x 7' 5" ( 3.07m x 2.26m )

Bedroom number three is located to the front elevation of the home and is a generously sized single bedroom which requires some decoration.

## Shower Room

The family shower room has a suite that comprises of a low-level flush WC, a wash hand basin with vanity unit under and shower cubicle. The walls are part tiled and there is a storage covered which houses the boiler.

## Outside

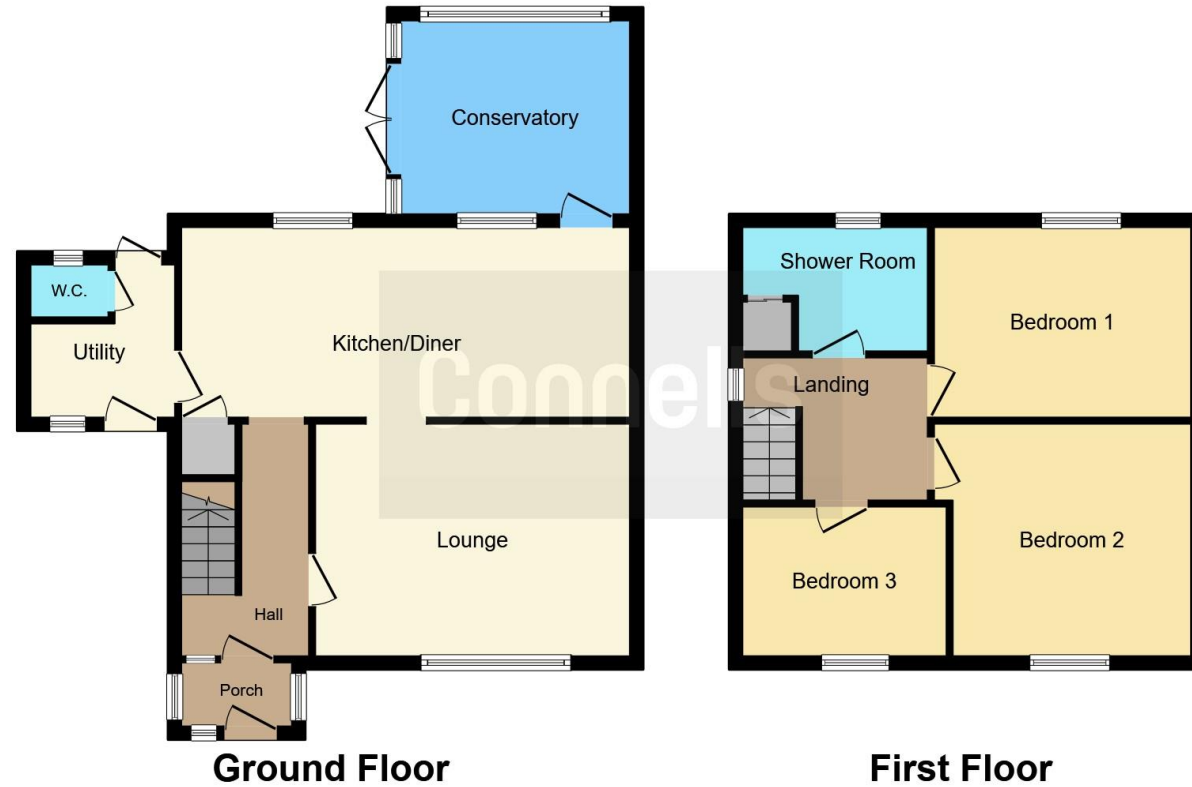
To the front of the property, there is a front garden which in the main has been laid to lawn lawn, the area to the front of the home has been blocked paved and provides ample parking for several vehicles.

To the rear of the home there is an enclosed garden, the garden is enclosed by fencing to all elevations. The majority has been laid to lawn and patio area has been created to provide ample space for alfresco dining. Section of garden has been fenced off to the rear and there is a paved pathway running to this area.









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](http://www.focalagent.com)

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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKH307655](http://connells.co.uk/Property/MKH307655)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MKH307655 - 0002