



**Connells**

Kettering Road  
MARKET HARBOUROUGH



# Kettering Road MARKET HARBOROUGH LE16 8AN

for sale offers over  
**£355,000**



## Property Description

Connells are delighted to offer this well-presented end-of-terrace family home with four good-sized bedrooms and driveway.

Kettering Road is only a 7-minute walk to the local train station with mainline links to London St Pancras and a short walk to many local supermarkets, including Waitrose, Aldi, Lidl and Sainsbury's. The town centre is close by boasting many unique, independent shops and boutiques, a lovely historical indoor market, and an abundance of pleasant cafes and restaurants. The property itself is just across the road from the thatched 17th century family village pub, The Cherry Tree.

Little Bowden and Meadowdale Primary Schools are both located close by, with many more primary schools situated within the town. Market Harborough also offers two choices for secondary schools; Welland Park and Robert Smyth.

The property is situated close to many areas of green, including the bowling Green, Welland Park and Little Bowden Park. There are many scenic areas to enjoy leisurely walks, including Brampton Valley Way in close proximity.

The property has a beautiful spacious garden, with an adequate amount of privacy.

## Lounge

11' 4" x 11' 2" ( 3.45m x 3.40m )

Cosy living room is perfect for watching Netflix in the evenings....

## Dining

11' 4" x 12' 1" ( 3.45m x 3.68m )

Contemporary dining room with a wood burner..

## Kitchen

15' 5" x 18' 6" narrowing to 11' 4" ( 4.70m x 5.64m narrowing to 3.45m )

Good size kitchen with newly fitted boiler, space for washing machine, dishwasher, fridge freezer and the combi boiler is only 5 years old!

## Downstairs Shower Room/Wc

The downstairs bathroom is newly renovated to a high standard, with a luxurious feel to it.

## Bedroom 1

11' 3" x 10' 9" ( 3.43m x 3.28m )

## Bedroom 2

8' 2" x 12' 2" ( 2.49m x 3.71m )

Good size bedroom with storage

## Bedroom 3

6' 7" x 12' 6" ( 2.01m x 3.81m )

## Bedroom 4

8' 5" x 10' ( 2.57m x 3.05m )

Double bedroom located at the rear of the property and overlooks the back garden.

## Bathroom

Family bathroom comprising a bath, wc and wash hand basin with vanity unit.













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)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: MKH307911 - 0016