



Connells

Coales Gardens
Market Harborough

Coales Gardens Market Harborough LE16 7NY

for sale offers over
£385,000



Property Description

Located in a quiet and desirable residential area, offers a fantastic opportunity to enjoy the vibrant lifestyle of Market Harborough while benefitting from a peaceful cul-de-sac setting. This sought-after market town is known for its charming blend of historic character, modern amenities, and excellent transport links.

A short walk or drive brings you to Market Harborough's bustling town centre, where you'll find a wide range of independent shops, boutiques, cafes, supermarkets, and restaurants. The town also boasts a popular indoor market, leisure centre, and a strong community feel with regular local events and farmers' markets.

Perfect for commuters, Market Harborough railway station offers fast and direct services to London St Pancras, Leicester, and Nottingham. The A6 and nearby M1 motorway also provide excellent road links to Leicester, Northampton, and beyond.

Families will appreciate the excellent choice of highly regarded primary and secondary schools, as well as private schooling options in the area.

Residents can enjoy nearby parks, riverside walks along the Welland, and open countryside in the surrounding Leicestershire and Northamptonshire villages. The beautiful Foxton Locks and numerous local trails offer excellent leisure opportunities for walking, cycling, and boating enthusiasts.



Entrance Hall

Lounge Area

14' 5" x 12' 3" (4.39m x 3.73m)

With ornamental fireplace and window to the front.

Dining Area

11' 3" x 8' 1" (3.43m x 2.46m)

Dining area with patio door to the rear garden.

Conservatory

10' x 8' 11" (3.05m x 2.72m)

Kitchen

16' 2" Max x 11' 3" (4.93m Max x 3.43m)

Fully fitted kitchen with integrated appliance and window and an access to the rear aspect.

Utility Room

8' 8" x 5' 3" (2.64m x 1.60m)

Having a worktop surface, plumbing for washing machine, raditor and an access to the rear.

Guest W.C.

With wash hand basin and toilet.

First Floor Landing

Bedroom One

12' x 8' 4" (3.66m x 2.54m)

With carpet floor, built-in warrobe and window to the front.

En-Suite

With walk-in shower, wash hand basin and toilet.

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

With carpet floor and window to the rear.

Bedroom Three

8' 6" x 6' 10" (2.59m x 2.08m)

With carpet floor and window to the rear.

Family Bathroom

Having a bath with shower screen over, wash hand basin and toilet.

Outside

Having a lawn area to the front and driveway leading to integral garage. With private rear garden having a lawan and patio area.

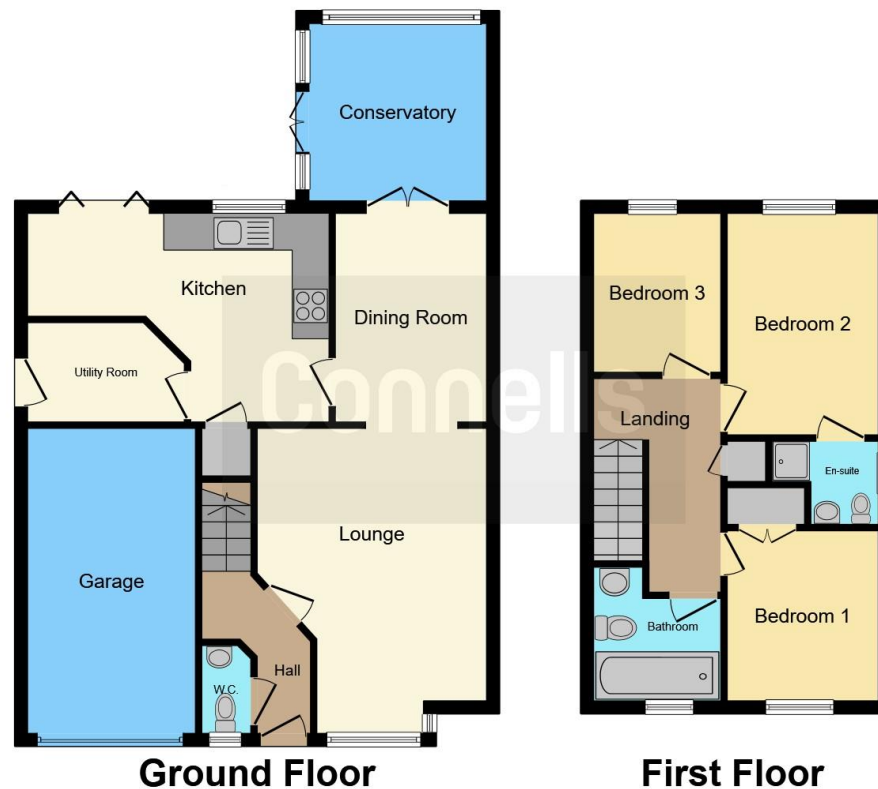
Integral Garage

12. 9 sq. m.









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

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C

view this property online connells.co.uk/Property/MKH307844

Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307844 - 0002