



**Connells**

Overfield Avenue  
Market Harborough



# Overfield Avenue Market Harborough LE16 7LS

for sale offers over  
**£310,000**



## Property Description

Market Harborough's most sought-after locations, three bedroom linked- detached family home.

The property offers the following accommodation: Entrance porch, Lounge, Dining/ kitchen, Conservatory, Three bedrooms and a bathroom. To the outside the property benefits form a single garage and delightful established garden.

Overfield Avenue lies in the catchment for Ridgeway primary and Robert Smyth Academy. The town centre, train station and canal wharf are also within walking distance .Market Harborough, which is a thriving market town with an extensive range of shops, leisure and educational facilities, a number of coffee houses, various banking facilities, restaurants and independent boutiques. The train station offering direct links to London St Pancras within the hour!

Good size Kitchen/Dining Room with a side exit to the garden, an under stairs cupboard and sliding patio doors to the Conservatory. The Kitchen includes a base level units, work top, a stainless steel one and a half bowl sink, with free standing appliances.

## Conservatory

10' 2" x 9' 7" ( 3.10m x 2.92m )

Good size with a door leading to the garden.

## Bedroom One

10' 2" into wardrobe x 9' ( 3.10m into wardrobe x 2.74m )

## Bedroom Two

6' 3" x 10' 2" ( 1.91m x 3.10m )

Fitted Wardrobe

## Bedroom Three

13' 4" x 9' ( 4.06m x 2.74m )

## Bathroom

Bathroom featuring a three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath.

## Garage

## Entrance Porch

## Lounge

12' 2" x 17' 8" ( 3.71m x 5.38m )

Generously sized Living Room with and a generous bow window to the front injecting an abundance of natural light.

## Kitchen

15' 5" x 9' 11" ( 4.70m x 3.02m )













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: D Council Tax  
Band: D

Tenure: Freehold

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