



**Connells**

Welland Avenue  
Gartree Market Harborough



## Property Description

Chain free!

The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, kitchen, rear hallway, landing, three bedrooms and bathroom. Outside: Off-road parking for one car, front garden, and delightful landscaped private garden to the rear.

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.

### Entrance Porch

### Entrance Hall

Access via sealed unit double glazed door to the front elevation, windows to three elevation and sealed unit double glazed door to:

### Cloakroom

### Lounge

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

Double glazed window to the front elevation, hot water radiator.

### Kitchen

9' 6" x 9' 6" ( 2.90m x 2.90m )

Double glazed window to the rear elevation, range of base and wall mounted kitchen units, one and a half bowl stainless steel sink.

### Bedroom One

9' 6" x 12' 8" ( 2.90m x 3.86m )

### Bedroom Two

12' 9" x 11' 4" ( 3.89m x 3.45m )

Double glazed window to the front elevation.

### Bedroom Three

10' 1" max x 7' 9" ( 3.07m max x 2.36m )

Double glazed window to the front elevation, telephone point and built in over stairs cupboard.

### Bathroom

Double glazed window to the rear elevation, fitted suite comprising low level wc, pedestal wash hand basin, corner bath and separate shower.

Airing cupboard.

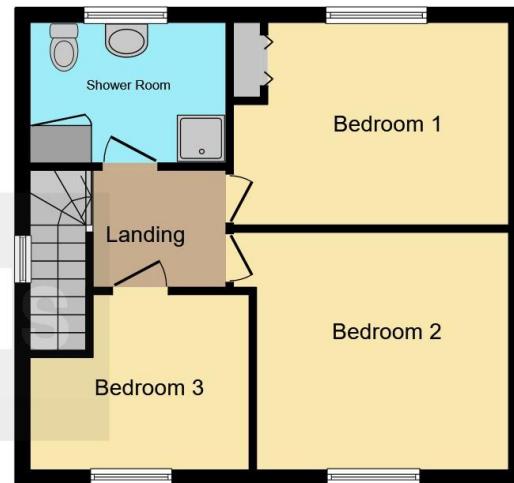








**Ground Floor**



**First Floor**

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**T 01858 465 921**  
**E [marketharborough@connells.co.uk](mailto:marketharborough@connells.co.uk)**

11 St. Marys Road  
 MARKET HARBOROUGH LE16 7DS

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/MKH308108](http://connells.co.uk/Property/MKH308108)**



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