

for sale

offers in the region of **£325,000** Freehold



Rookwell Drive Market Harborough LE16 8BG

This well-presented **THREE-BED** semi-detached home is offered to the market with **NO ONWARD CHAIN**. Briefly comprising an entrance hall, cloakroom, spacious lounge/dining room, reception room, kitchen and conservatory on the ground floor. With three bedroom and a bathroom on the first floor.

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- Energy Rating: D
- No onward chain!
- South Facing Garden
- Good size additional room downstairs (converted garage)
- Desirable Cul de Sac Location



Property Details

Ground Floor

Entrance Hall

UPVC door to the front, window to front , double radiator, staircase to first floor landing.

Cloakroom

Low level WC, wash hand basin, radiator and a double-glazed window to side.

Lounge/Dinner 21' 3" x 11' (6.48m x 3.35m)

Spacious reception room featuring a fireplace with hearth and gas fire, coving to ceiling, radiator, under-stairs storage cupboard, side UPVC window, and patio doors opening into the conservatory.

Kitchen 10' 2" max x 12' 6" (3.10m max x 3.81m)

Equipped with base and wall units, single sink with drainer, ample work surfaces, and tiled splashbacks. Includes washing machine cooker and cooker hood, integrated fridge & freezer and central heating boiler. Rear-facing UPVC door and window & radiator.

Reception Room 7' 6" x 17' 2" (2.29m x 5.23m)

Front facing UPVC window and radiator.

Conservatory 6' 10" x 10' 11" (2.08m x 3.33m)

Constructed with UPVC and brick, wood-effect laminate flooring, side door, and windows overlooking the garden.

First Floor

Bedroom One 7' 11" x 12' 9" (2.41m x 3.89m)

Double bedroom with radiator, coving to ceiling, built-in cupboard, and front-facing UPVC double-glazed window.

Bedroom Two 9' 6" x 7' 11" (2.90m x 2.41m)

Double radiator, coving to ceiling, and front-facing UPVC window.

Bedroom Three 12' 8" x 12' 6" (3.86m x 3.81m)

Radiator and rear UPVC window overlooking the rear garden.

Bathroom 8' x 7' 3" (2.44m x 2.21m)

Comprising wash basin in vanity unit, WC, panelled bath with Mira shower, tiling to ceiling height, radiator, built-in airing cupboard, and opaque glazed window to the side.

Outside

Driveway parking to the front. The back garden south-facing and private includes a lawn, paved seating area & garden shed storage.





To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308115 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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