





# Thomas Avenue Market Harborough LE16 7BZ

for sale offers over  
**£260,000**



## Property Description

“Attention First Time Buyers, Investors and Downsizees!”

Two Bedroom Semi-detached home situated in a popular residential location on the Wellington Place development, this impressive home was built in 2021 is perfect choice for first time buyers, investors and downsizers alike with its generous proportions, high standard of finish, two double bedrooms, conservatory and a good sized manageable garden!

Conveniently located within walking distance to the Canal with the tow path winding up to the Waterfront pub and restaurants. The town centre and train station are also within walking distance, providing a commuter rail links into London within an hour.

## Entrance Hall

Leading to Living Room.

## Living Room

Situated to the front of the property and benefiting from a large double window, this comfortable room provides a generous space to relax and unwind. Door leading to dining kitchen beyond.

## Dining Kitchen

Situated to the rear of the property, this

spacious kitchen is stylishly presented with chic pale grey cabinetry complimented with a contrasting work surface and upstand. Ceramic hob with oven below, extractor fan, 1.5 sink with draining board, space for washing machine, integrated fridge and freezer, built-in dishwasher. Access to WC and conservatory.

## Conservatory

Accessed from the dining kitchen, this welcoming space offers additional entertaining space plus protection from the elements allowing all-year enjoyment of the back garden. Double doors opening into garden.

## Wc

Accessed from the dining kitchen and comprising toilet, slimline sink with tiled splashback, radiator.

## Bedroom 1

Overlooking the rear garden, this double bedroom has a built-in wardrobe.

## Bedroom 2

Overlooking the front of the property, this double bedroom has a built-in wardrobe offering ample storage.

## Bathroom

Stylishly presented bathroom that comprises wall-mounted sink, WC, bath with shower above complimented with full height tiling and shower screen.

## Outside

The front of the property contains a dedicated parking space along with simple landscaping giving access to a side gate that leads to the rear garden. Directly outside the conservatory is a patio area suitable in size for a dining table and chairs. The garden features a lawn area surrounded by borders planted with low maintenance shrubs making it ideal for both non-gardeners and those with green fingers! Space suitable for a shed.



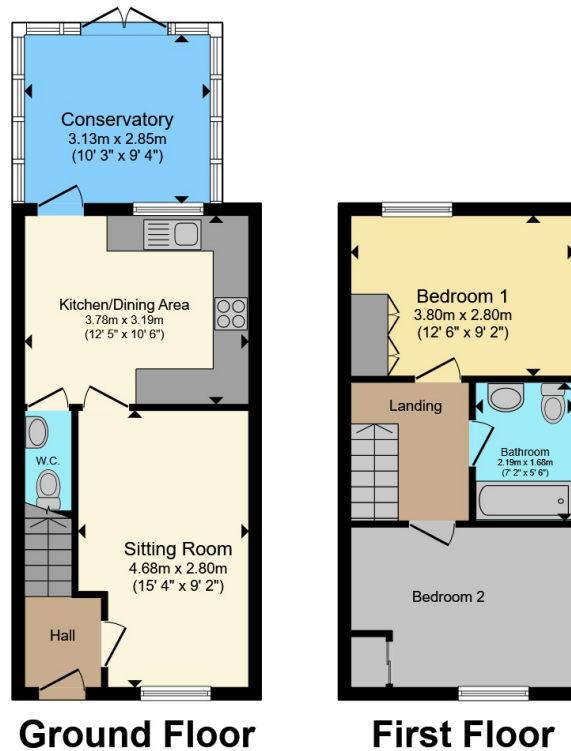












Total floor area 69.8 m<sup>2</sup> (751 sq.ft.) approx

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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: B Council Tax  
 Band: B

Tenure: Freehold

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