



# Connaught Road

## Market Harborough

- Three Bedroom Detached Property
- Close Proximity to Town Centre
- UPVC Double Glazed Windows Throughout
- Conservatory at the Rear
- Off Road Parking and Garage
- Popular Residential Area

£ 202,950



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**This three bedroom detached property is offered in good order and benefits from being in close proximity to the town centre, railway station and other local amenities. The property has been extended to the rear by means of a conservatory and has also had a new combi-boiler recently fitted. Comprising in brief; entrance hall, living room, kitchen, conservatory, two double bedrooms, a further single bedroom, a family bathroom and separate WC. To the outside a hard standing driveway provides off-road parking for two vehicles as well as direct access to a garage. To the rear is a good sized garden, mainly laid to lawn and completed by a large timber shed which is ideally suited as a workshop.**

#### **ENTRANCE HALL**

Access via UPVC front door into good size entrance hall, telephone point, radiator, stairs rising to first floor, understairs storage cupboard, UPVC window to front aspect, glazed panel door to living room.

#### **LIVING ROOM**

14' 4" x 13' 11" (4.37m x 4.24m) Coved ceiling, cast iron wood burner set into feature fireplace, timber mantelpiece, slate tile surround and hearth, TV point, radiator, double glazed sliding patio door to conservatory, door to kitchen.

#### **KITCHEN**

10' 11" x 8' 7" (3.33m x 2.62m) Range of base and wall mounted white fronted fitted units, granite effect roll top work surfaces, built-in four ring gas hob, built-in oven underneath, one and a half bowl sink drainer, mixer tap over, ceramic tiled splashbacks, space and plumbing for washing machine, space for freestanding fridge/freezer, UPVC windows to side and rear aspects, UPVC door to lean to and through further sliding door to rear garden.

#### **CONSERVATORY**

9' 1" x 7' 6" (2.77m x 2.29m) UPVC construction, patio doors to rear garden.

#### **FIRST FLOOR LANDING**

Access to loft space, UPVC window to front aspect.

#### **BEDROOM ONE**

11' 8" x 11' 8" (3.56m x 3.56m) Range of built-in wardrobes and drawers, TV point, radiator, UPVC window to rear aspect.

#### **BEDROOM TWO**

11' 8" x 10' 10" (3.56m x 3.3m) TV point, radiator, UPVC window to rear aspect.

#### **BEDROOM THREE**

8' 8" x 8' 3" (2.64m x 2.51m) Radiator, UPVC bay window to front aspect.

#### **BATHROOM**

7' 11" x 6' 5" (2.41m x 1.96m) Laminate flooring, two piece white suite comprising panelled bath, mains shower over, pedestal wash hand basin, ceramic tiled splashbacks, radiator, UPVC window to front aspect.

#### **WC**

4' 6" x 2' 10" (1.37m x 0.86m) Low level WC

#### **OUTSIDE**

The property is set back from the road via a hard standing and shingle driveway offering parking for two vehicles as well as direct car access to the garage. The garage houses the recently refitted combi-boiler and as well the up and over main door there is also access via a door to the side. There is side access to the rear garden which is mainly laid to lawn, the is a timber storage shed and a timber workshop with its own light and power.

