



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fir Tree Walk, Market Harborough

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"Often Requested, Rarely Available!"

With an extended kitchen/dining room, a south-west facing garden and a desirable cul de sac position, this two bedroom semi-detached property located within a stone's throw of the town centre offers a rare opportunity not to be missed!

Highly sought after residential location situated on an established cul de sac within walking distance of the town centre, local amenities, canal basin, bus stops and train station.

Entrance is gained into the side of the property with a composite front door into the inviting entrance hall with attractive oak veneered internal doors and a loft hatch providing access into the attic.

Beautifully appointed living room in excellent decorative order with a modern electric fireplace and a bay window to the front elevation injecting an abundance of natural light and a view of the property's neat frontage.

Open plan kitchen/dining room boasting a fantastic rear extension overlooking the rear garden with a desirable south-west facing aspect and ample space for a dining table and chairs. The kitchen area has been tastefully finished with LED spotlights, timber vinyl flooring and French doors lead out to the raised decked section with Astro turf.

The modern kitchen comprises a range of high gloss eye and base level units, a square edge worktop, metro tiled splashbacks and a stainless steel sink with draining board. The kitchen also comprises an integrated oven, a four ring electric hob and space for a fridge/freezer and washing machine.

Modern shower room with a glazed window, a chrome heated towel rail and a three piece suite to include a fully tiled and enclosed shower enclosure, a low level WC and a vanity enclosed wash hand basin.

Two double bedrooms, the main bedroom situated to the rear elevation with the south-west facing aspect and the second bedroom located to the front elevation. The second bedroom could also be used as a formal dining room or second sitting room if desired.

Nestled within a sought after cul de sac, the property offers a prime location and a desirable setting. To the front of the property is a block paved driveway providing side by side off road parking for two cars and the paved path leads to the side of the bungalow to the front door and side access.

The beautiful south-west facing rear garden is accessed to the side of the property and from the kitchen/dining room with a raised decked seating area and steps/paved slope lead down to a second paved patio area and main lawn. To the far rear of the garden are mature surrounding evergreen plantings and trees with a wood chipped area, garden shed and a paved central pathway.

Living Room - 3.89m x 3.02m (12'9" x 9'11") excluding bay

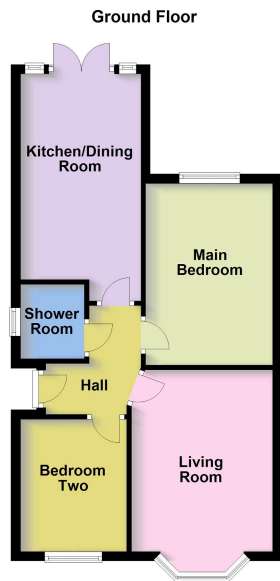
Kitchen/Dining Room - 4.85m x 2.44m (15'11" x 8'0")

Shower Room - 1.6m x 1.47m (5'3" x 4'10")

Main Bedroom - 3.89m x 2.87m (12'9" x 9'5")

Bedroom Two - 2.82m x 2.29m (9'3" x 7'6")





- South west facing Garden
- Walking Distance to Town centre
- Bungalow



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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