



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Gerrard Gardens, Market Harborough

£300,000

🛏️ 2 🚿 1 🚗 1



“The Plot and Potential Combine...”

...to form this spacious detached bungalow situated on a good-sized plot on the southern side of Market Harborough, boasting generous proportions, ample off road parking, a garage and the potential to modernise throughout!

Conveniently located within walking distance to the local shops, town centre and train station. A bus service is also available from just down the road on Cromwell Crescent.

Entrance through the uPVC front door into the porch with a door leading through into the entrance hall.

Spacious and open plan L-shaped living/dining room with carpeted flooring, a feature electric fireplace, ample space for an eight-seater dining table and chairs, and French doors out to the lean-to area.

Light and airy lean-to area, with French doors out to the garden and a door out to the driveway.

Kitchen comprising vinyl flooring, eye and base level fitted units, roll top work surfaces, a stainless steel sink, a freestanding electric cooker, space for a washing machine and fridge/freezer, and a door leads out of the side of the property.

Two well-proportioned bedrooms, both of which benefit from being double in size with windows to the front elevation.

Bathroom comprising vinyl flooring, ceramic tiled walls and a white three piece suite to include a low level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over.

Detached single garage with an electric up and over door, a side personnel door and benefitting from power and light.

The property benefits from a neat and low maintenance frontage with a gravelled area, two hard standing areas providing comfortable off road parking for over four cars.

The rear garden feels quite private as the only properties around are bungalows and features a paved patio leading from the rear doors, a lawn area, a gravelled area to the rear and a further patio offering the ideal space to catch the best of the days sun.

Living/Dining Room - 5.99m x 5.41m (19'8" x 17'9") max

Kitchen - 2.97m x 2.92m (9'9" x 9'7")

Shower Room - 2.11m x 1.7m (6'11" x 5'7")

Main Bedroom - 3.71m x 3.15m (12'2" x 10'4")

Bedroom Two - 3.71m x 2.69m (12'2" x 8'10")

Lean To - 3.35m x 1.83m (11'0" x 6'0")

Garage - 5.64m x 2.84m (18'6" x 9'4")





- Detached Bungalow
- Potential To Modernise
- Off Road Parking
- Garage



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

