



**HENDERSON
CONNELLAN**
ESTATE AGENTS

12 Thatch Meadow Drive, Market Harborough LE16 7XH

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"A Fantastic Opportunity"

Perfectly positioned within walking distance to the train station, this two-bedroom mid terrace property boasts two double bedrooms, a south-west facing garden, off road parking and offers a fantastic opportunity for investors, down-sizers or first time buyers.

Popular residential location within walking distance of the sought-after Meadowdale Academy, the train station and town centre. The property also benefits from being within close proximity of other local amenities such as the petrol station, gym, and offers easy access to the A6 and A14.

The entrance hall features a fitted floor mat, a door into the living room and stairs rise to the first floor.

Well-presented living room boasting a natural décor, with a window to the front elevation and a door into the kitchen/dining room.

The kitchen/dining room comprises tiled effect flooring, space for a dining table and chairs, and sliding French doors lead out to the south-west facing garden.

The kitchen features a host of eye and base level units, ceramic wall tiles, a roll top work-surface, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a washing machine and a fridge.

First floor landing with access to a loft hatch, two bedrooms and a bathroom.

Two well-presented double bedrooms, with the main bedroom overlooking the south-west facing garden with fitted wardrobes, and the second bedroom features a built-in airing cupboard.

Family bathroom boasting a chrome heated towel rail, tiled effect flooring, ceramic wall tiles and a four-piece suite to include a shower cubicle, a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

The property is neatly set back from the road, down a shared driveway with allocated off road parking for two cars. The frontage features an area with bark chipping, a paved pathway to the front door and a canopy over.

The south-west facing rear garden is a true sun trap and has been designed with low maintenance in mind. The garden features a generous paved patio area offers an ideal space for outdoor entertaining, slate chipping boards, to the bottom of the garden is a neat lawn and gravelled area and a gate to the rear elevation.

Living Room - 4.5m x 3.84m (14'9" x 12'7")

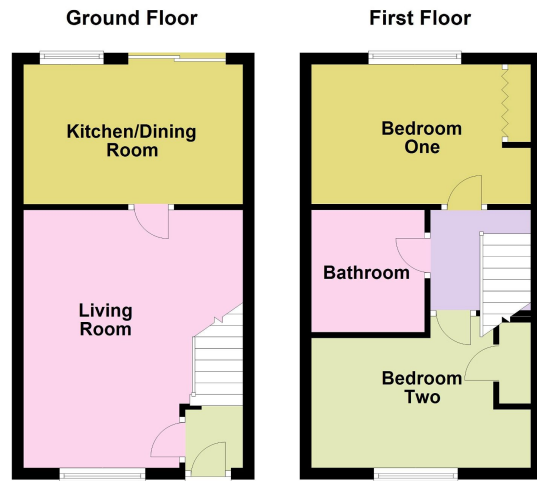
Kitchen/Dining Room - 3.84m x 2.44m (12'7" x 8'0")

Bedroom One - 3.86m x 2.36m (12'8" x 7'9")

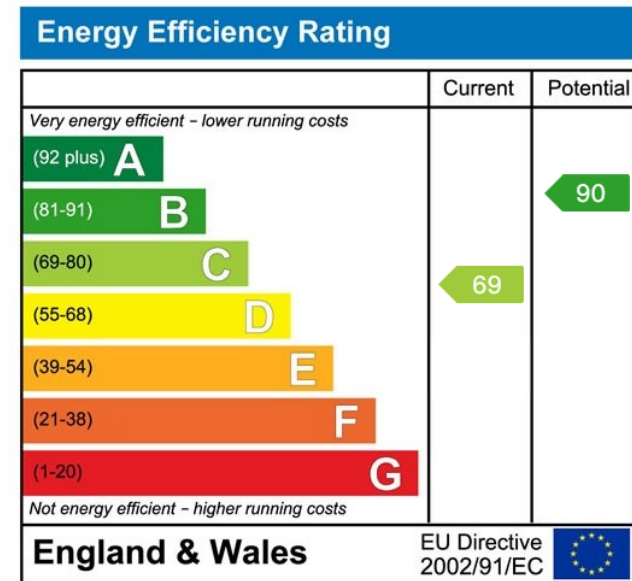
Bedroom Two - 3.86m x 2.41m (12'8" x 7'11")

Bathroom - 2.13m x 1.98m (7'0" x 6'6")





- Close To Town centre and Train Station
- Off Road Parking
- Two Double Bedrooms



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.

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

