



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Timson Close, Market Harborough, LE16 7UU

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“Room To Grow!”

Neatly tucked away in a quiet cul-de-sac in a desirable area of the town, this impressive end-of-terrace property boasts generous proportions throughout, three bedrooms, off road parking and a part-converted office offering the ideal space for those working from home!

Conveniently located within walking distance to Robert Smyth Academy, the town centre with a variety of independent local shops and restaurants, and the train station with links into London St Pancras within an hour.

Entrance through the timber and part-glazed front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing and access to the guest WC with a two-piece suite.

Well-proportioned living room with a large front aspect window injecting natural light and a feature electric fireplace offering a focal point to the room.

Separate dining room with French doors opening out to the rear garden and ample space for a six-seater dining table and chairs.

Kitchen comprising attractive vinyl flooring, a host of eye and base level fitted units, roll top work surfaces, a composite sink with draining board, an electric oven with a four-ring gas hob, space for a washing machine and fridge/freezer, and a door opens out to the rear garden.

The rear of the garage has been fully converted to create a fantastic office space with its own external-access door. The room has been fully lined and insulated and up to modern fire regulations with multiple power points. The remaining garage space offers ideal storage space with an electric roller door.

First floor landing with access to the attic via a hatch.

Three bedrooms, two of which are double in size with the third bedroom benefitting from fitted storage.

Family 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 panel enclosed bath with a fitted shower over.

Neatly tucked away within the cul-de-sac, the property boasts a large driveway offering off road parking for three cars and a lawn area with mature shrubbery. The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends, a spacious lawn area and a raised decking area to the rear providing a further seating area.

Living Room - 4.42m x 3.78m (14'6" x 12'5") max

Dining Room - 3.25m x 2.44m (10'8" x 8'0")

Kitchen - 3.23m x 2.26m (10'7" x 7'5")

Main Bedroom - 4.04m x 2.72m (13'3" x 8'11") max

Bedroom Two - 3.61m x 2.9m (11'10" x 9'6") max

Bedroom Three - 2.29m x 2.24m (7'6" x 7'4") max

Bathroom - 1.98m x 1.93m (6'6" x 6'4")



• Cul De Sac Location

• Off Road Parking

• Three Bedrooms



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.

