



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# 25 Harvest Road, Market Harborough

2 2 1





"Step onto the ladder in style..."

...with this modern two bedroom semi detached property boasting well presented accommodation, an en-suite shower room, a host of high quality fixtures and fittings and a sought after residential location!

Built on the desirable 'Ashton Rise' development by 'Linden Homes' in 2017, the property offers an ideal first time purchase or buy to let investment, with a potential rental income of approximately £900pcm.

Entrance is gained into the beautifully appointed Living Room in excellent decorative order, featuring laminate flooring, a window to the front elevation and stairs rise to the first floor. The well-presented room boasts ample space for both living and dining.

Inner Hall with continued flooring, access to the useful storage cupboard and guest WC.

Fantastic kitchen/breakfast room with continued flooring, a generous window injecting an abundance of natural light and a rear door leading out to the garden.

The kitchen comprises a range of shaker style eye and base level units, a timber worktop with upstand, a stainless steel one and half bowl sink, an integrated oven, a four ring gas hob and extractor hood over. There is also an integrated fridge/freezer, dishwasher and washer/dryer.

Modern guest WC with attractive timber effect flooring, a window to the side elevation and incorporating a two piece suite to include a low level WC and a pedestal wash hand basin.

Two double bedrooms, both benefitting from being double in size, with the second bedroom offering an attractive outlook of the garden.

Impressive main bedroom to the front elevation with access to the airing cupboard and en suite. The en suite features timber effect flooring, a three piece suite to include a fully tiled and enclosed shower, a low level WC and a pedestal wash hand basin.

Family bathroom benefitting from a heated towel rail, a three piece suite to include a panel enclosed bath with full height tiling and a shower over, a pedestal wash hand basin and a low level WC.

Situated on Harvest Road, the property boasts a neat frontage with a bark chipping and planted border and a paved path leading to the front door. There is a hard standing driveway providing tandem off road parking for two cars and side access to the rear garden.

The rear garden has been beautifully landscaped and features a paved patio and gravelled seating area ideal for outdoor entertaining and a side gate provides access to the front elevation. The remainder of the garden boasts a retaining wall with a step rising to a well-kept lawn area, a charming red brick wall with raised planted borders.





- Living Room - 4.78m x 3.81m (15'8" x 12'6")
- Kitchen/Breakfast Room - 3.81m x 2.62m (12'6" x 8'7")
- Main Bedroom - 3.68m x 2.79m (12'1" x 9'2")
- En Suite - 2.24m x 0.91m (7'4" x 3'0")
- Bedroom Two - 3.81m x 2.62m (12'6" x 8'7")
- Bathroom - 2.11m x 1.68m (6'11" x 5'6")



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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

