



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rainsborough Gardens, Market Harborough, LE16 9LW

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“A Fantastic Plot in a Desirable Location!”

Occupying a generous and established corner plot, this well presented three-bedroom detached bungalow offers a perfect retreat for those looking for a generous front and rear garden, positioned within a popular residential location, within a popular residential location and benefiting from ample off-road parking and a garage!

Conveniently positioned within a popular residential location, with Farndon Fields Primary School and Market Harborough leisure centre just around the corner, as well as countryside walks and local amenities also within a comfortable walking distance.

Welcoming entrance hall with access to all rooms and a loft hatch to a partially boarded attic.

Beautifully appointed living/dining room, boasting a generous size with a charming gas fireplace, space for a large dining table and chairs, a window to the front elevation and sliding patio doors provide a delightful outlook and access to the rear garden.

The kitchen features a host of eye and base level units, a roll top work-surface, ceramic wall tiles, an electric single oven, a four-ring gas hob, a chimney hood extractor fan and space for a washing machine and a fridge freezer. There are also two storage cupboards, one housing a modern Worcester boiler and a door to the rear garden.

Three well-presented bedrooms, with the main and second bedroom being double in size, and bedroom three benefitting from ample fitted wardrobes.

The shower room comprises floor to ceiling wall tiles, and a white three-piece suite to include a shower cubicle, a wash hand basin built within a vanity unit and a low-level WC.

Single garage with a manual up and over door, power, lighting and a side door to the garden.

Occupying a fantastic corner plot, the property boasts a neat and attractive frontage, with a generous lawn, a gravelled area, a driveway with off road parking for three cars and two side gates providing access to the garden. To the side of the property is an additional driveway with parking for one car and a single garage.

The rear garden is a true gardeners retreat, which has been beautifully designed with a variety of sections to enjoy throughout the whole day. Directly adjoining the property is a generous paved patio area, ideal for outdoor entertaining with a pathway providing access to both sides of the property with timber gates to the front elevation. Steps lead up to the main section of the garden which boasts a generous lawn, a pergola, a host of well stocked planted borders and mature hedgerow. A pathway leads down the middle of the lawn to the end of the garden which benefits from a potting shed, perfect for those green fingered buyers, a timber shed with double doors and lighting, and access to the single garage.





- Living/Dining Room - 5.99m x 3.15m (19'8" x 10'4")
- Kitchen - 2.79m x 2.59m (9'2" x 8'6")
- Shower Room - 1.93m x 1.8m (6'4" x 5'11")
- Main Bedroom - 3.58m x 3.12m (11'9" x 10'3")
- Bedroom Two - 3.58m x 2.72m (11'9" x 8'11") max
- Bedroom Three - 2.29m x 2.18m (7'6" x 7'2")
- Garage - 4.57m x 2.34m (15'0" x 7'8")
- Potting Shed - 2.72m x 1.6m (8'11" x 5'3")
- Shed - 2.41m x 1.75m (7'11" x 5'9")



63 High Street, Market Harborough,
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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.

