



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Norbury Close, Market Harborough

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“A Perfect Opportunity...”

...to purchase this impressive one bedroom end terrace, situated in an established residential location and boasting well-proportioned accommodation, a spacious garden for the size of the property and off road parking for two cars, making this an ideal first time purchase!

Conveniently located within walking distance to local schools, shops, parks, the town centre and the train station. The A6 is also within close driving distance with links into Leicester.

Entrance through the uPVC front door leading into the inviting living room either a window to the front elevation, stairs flowing up to the first floor and an opening through to the kitchen.

Modern kitchen comprising laminate flooring, eye and base level fitted units, roll top work surfaces, a stainless steel sink with draining board, space for an under counter fridge (not included) a freestanding electric cooker and a washing machine (appliances included) access to the under stair storage cupboard and a door out to the rear garden.

First floor landing with access to the attic via a hatch and the airing cupboard housing the water tank.

Spacious double bedroom with a window to the front elevation injecting natural light and a fitted double wardrobe providing additional storage.

Bathroom comprising vinyl flooring, ceramic tiled splashbacks and a three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a Triton electric shower over.

The front garden is larger than you might imagine and comprises a generous lawn area enclosed by a low level picket fence with a path to the front door. The parking is accessed under the coach house with two parking spaces and a timber gate to the rear garden. The rear garden is well-proportioned for a property of this size and features a block paved patio leading from the rear doors, enclosed by a wrap around mature border and with a gate at the rear leading to the off road parking space. A timber shed offers ideal storage and to the side of the property is a further patio area with a south-east aspect offering the ideal space to sit out in the midday sun.



- Living Room - 4.44m x 2.72m (14'7" x 8'11")
- Kitchen - 4.44m x 1.73m (14'7" x 5'8")
- Bathroom - 1.85m x 2.49m (6'1" x 8'2")max
- Main Bedroom - 3.43m x 2.67m (11'3" x 8'9")



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.

