











'More than Meets the Eye'

Positioned within a residential location, just a short walk from the town centre, this fantastic semidetached property, offers more than meets the eye, boasting a generous ground floor layout, three bedrooms and a timber constructed store/garage!

Conveniently located within walking distance to the town centre, primary schools, parks, Sainsbury's, Co-Op, M&S Garage, and with Kettering & Market Harborough just a short drive away.

Entrance is gained through a composite front door into a welcoming entrance porch featuring attractive tiled effect flooring, space for coat and shoe storage and a door to the living room.

Well-appointed living room with a window to the front elevation with a south-west facing aspect, an electric fireplace and a door into the kitchen/dining room.

Modern kitchen/dining room featuring laminate flooring, space for a dining table and chairs, a door into the conservatory and stairs rising to the first floor.

The kitchen comprises a host of eye and base level units, a roll top work-surface, ceramic wall tiles, 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 dishwasher, fridge freezer, washing machine and a tumble dryer.

Naturally light conservatory, of a generous size, benefitting from updated roof and UPVC windows, ceiling spotlights and French patio doors lead out to the garden.

First floor landing with a stain-glassed window to the side elevation, an airing cupboard, and a loft hatch to a partially boarded attic with a drop-down ladder.

Three well-proportioned bedrooms with two benefitting from being double in size.

Family bathroom featuring tiled effect flooring, floor to ceiling wall tiles, ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Converted timber constructed store/garage offering a fantastic storage space with a manual up and over garage door, power, lighting and a rear door into the garden.

Set back from the road the property boasts a neat and attractive frontage, with a block paved driveway with inset spotlights providing off road parking for two cars, a step to the front door and access to the converted car port/garage.

The rear garden features a generous block paved patio area ideal for outdoor entertaining, a lawn area with a timber shed and mature plantings and access to the converted store/garage.

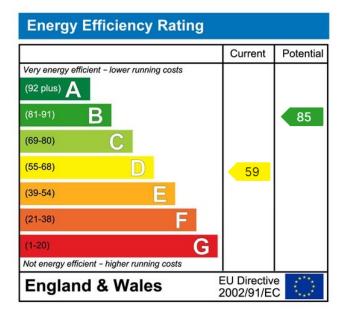






- Living Room 4.55m x 2.97m (14'11" x 9'9")
 Kitchen/Dining Room 4.57m x 4.11m (15'0" x 13'6")
- Conservatory 3.68m x 3.68m Main Bedroom 3.45m x 2.67m (12'1" x 12'1")
 - (11'4" x 8'9")
- Bedroom Two 3.18m x 2.57m Bedroom Three 2.16m x (10'5" x 8'5")
 - 1.78m (7'1" x 5'10")
- Bathroom 2.29m x 1.91m (7'6" Converted Garage/ Store x 6'3")
 - 7.26m x 2.77m (23'10" x 9'1")max







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





