



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Kildare Close, Market Harborough

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“Attention First Time Buyers, Investors and Downsizers!”

Situated on the ever-popular Farndon Fields development and neatly tucked away up a private cul-de-sac, this fantastic, detached coach house offers the perfect choice for first time buyers, investors or downsizers with its generous proportions, high standard of finish throughout, two double bedrooms, a garage and a front garden!

Built in 2017 by the reputable builder ‘Avant Homes’, the property is within walking distance to the local Farm Shop, town centre, Market Harborough train station and countryside walks. The A4304 & A508 are within close driving distance providing easy access to the M1 & A14.

Benefiting from a Freehold tenure, this unique property offers a potential rental yield at over 5%. Henderson Connellan would estimate a potential monthly rental income of approximately £995-£1025pcm.

Entrance is gained through a composite front door into a welcoming entrance hall, with a window to the side elevation and stairs rise to the main accommodation on the first floor.

Fantastic open plan kitchen/living/dining room boasting a generous window flooding the room with an abundance of natural light, space for seating and dining, a separate utility cupboard and a loft hatch to a partially boarded attic with a light and drop-down ladder.

The modern kitchen features attractive timber effect flooring, a host of two-tone eye and base level units, LED ceiling and under unit spotlights, a square edge work-surface, a one and a half bowl sink with a mixer tap and draining board, and a range of integrated appliances. Appliances include a single oven, a microwave, a four-ring gas hob and a fridge freezer.

The separate utility cupboard houses a modern Potterton boiler, a square edge work-surface, plumbing for a washing machine and additional space for storage.

Two well-proportioned and beautifully presented double bedrooms, with the main bedroom benefitting from fitted wardrobes and a modern ensuite shower room.

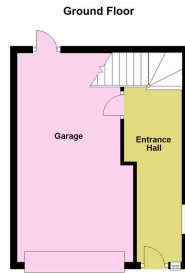
The ensuite shower room comprises a chrome heated towel rail, LED ceiling spotlights, a built-in cupboard, beautiful porcelain wall tiles, and a Sottini white three-piece suite to include a double width shower cubicle with an electric controlled rainwater shower head and additional shower wand, a wall hung wash hand basin and a low-level WC.

Luxury bathroom boasting tiled effect flooring, LED ceiling spotlights, porcelain wall tiles, a chrome heated towel rail, and a white three-piece suite incorporating a panel enclosed bath with a shower screen and shower over, a wash hand basin with a newly fitted vanity unit and a low-level WC.

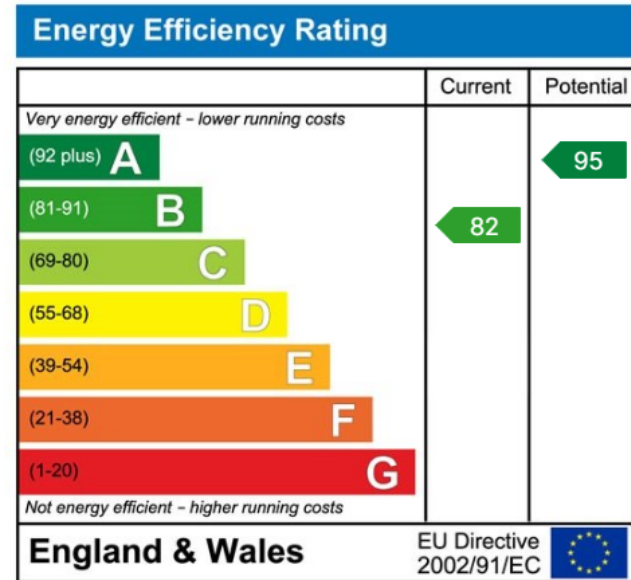
The property features a neat and attractive frontage comprising a hard standing driveway leading to the single garage providing off road parking for one car on the drive, a further car in the garage if required and a lawn area sits in front of the front door with a well-stocked planted border. To the side of the property is an additional planted border area, an outside tap and access to the Farndon Fields Farm shop via a public footpath.

The garage has a manual up and over door, power, lighting and benefitting from being plastered.





- Kitchen/ Living / Dining Room - 5.92m x 5.49m (19'5" x 18'0")max
- En Suite - 2.24m x 1.4m (7'4" x 4'7")
- Bathroom - 2.24m x 1.91m (7'4" x 6'3")
- Main Bedroom - 4.93m x 3.45m (16'2" x 11'4")max
- Bedroom Two - 3.68m x 3.07m (12'1" x 10'1")
- Garage - 5.94m x 3.58m (19'6" x 11'9")max



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.

