



**HENDERSON
CONNELLAN**
ESTATE AGENTS

10 Rutland Walk, Market Harborough

3 1 2



"Room To Grow"

Nestled down an attractive tree lined walk, within a stone's throw of Ridgeway Primary School and countryside walks towards Great Bowden, this fantastic three-bedroom semidetached property offers room to grow, benefitting from a generous corner plot and a single garage!

Positioned within a popular residential location, the property is also within walking distance to the train station, Robert Smyth Academy and the town centre.

Welcoming entrance hall with a storage cupboard and stairs rising to the first floor.

Open plan living/dining room boasting a dual aspect flooding the room with an abundance of natural light, with generous windows overlooking the front and rear elevation, a feature fireplace and space for both living and dining.

The kitchen features a window overlooking the garden, a host of shaker style eye and base level units, laminate effect flooring, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a draining board, a cooker and space for a fridge, freezer, washing machine and a dishwasher. There is also an under-stairs storage cupboard, and a side door leads to the garden.

Naturally light first floor landing with a window to the side elevation and a loft hatch to a partially boarded attic.

Three well-proportioned bedrooms, with bedrooms one and two being double in size, and bedroom three featuring a built-in storage cupboard.

Modern bathroom comprising timber effect flooring, ceramic wall tiles, a panel enclosed bath with a shower over, a pedestal wash hand basin, a low-level WC and an airing cupboard housing an updated boiler installed in 2022.

External store room, ideal for storing garden equipment.

Single garage, positioned to the rear of the property, with a manual up and over door and a door into the garden.

Nestled down the tree lined Rutland Walk, the property is neatly set back from the road, with a well-kept lawn enclosed by low level fencing, a paved pathway to the front door and a side gate to the garden. To the side of the property is a pathway leading the garage and parking area.

The rear garden boasts a generous size, wrapping around the side of the property, and mainly laid to lawn, with two paved patio areas, rear access to the garage and double timber gates provide access for parking.

Living Room - 4.32m x 3.84m (14'2" x 12'7") max

Dining Room - 2.39m x 2.26m (7'10" x 7'5")

Kitchen - 2.9m x 2.41m (9'6" x 7'11")

Main Bedroom - 3.35m x 3.1m (11'0" x 10'2")

Bedroom Two - 3.18m x 2.29m (10'5" x 7'6")

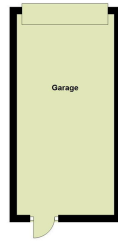
Bedroom Three - 2.29m x 2.03m (7'6" x 6'8")

Bathroom - 2.36m x 1.93m (7'9" x 6'4")

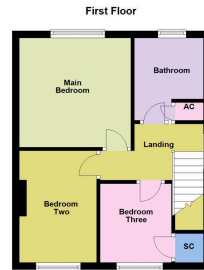
Garage - 5.69m x 2.77m (18'8" x 9'1")



Ground Floor



- Garage
- Close to Schools
- Walking Distance to the Town Centre
- Three Bedrooms
- Popular Residential Location



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.

