



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Ireton Road, Market Harborough

£310,000

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Proportions and Potential Combine...

...to form this fantastic three bedroom detached bungalow boasting generous proportions, excellent potential for further modernisation and a delightful rear garden with access to a single garage and benefitting from being just a stones throw from the open, neighbouring green!

Sought after residential location situated within walking distance of the popular Farndon Fields Farm Shop, the local amenities, town centre and train station. There is also convenient access to the local bus routes.

Offered for sale with no chain!

Entrance is gained into the well proportioned hallway with a loft hatch benefitting from a pull down ladder in the attic.

Bay fronted living room of a generous size situated to the front elevation with views of the neat frontage and featuring a gas fireplace.

Fitted kitchen/breakfast room flooded with an abundance of natural light from the generous window with views of the garden and a rear door out to the paved patio. The kitchen comprises an array of shaker style eye and base level units, a roll top worksurface with tiled splashbacks and a one and a half bowl sink. There is also an integrated 'Bosch' oven, a four ring gas hob and space for a fridge/freezer and washing machine.

Main shower room incorporating a three piece suite to include a fully tiled and enclosed shower cubicle, a low level WC and a pedestal wash hand basin.

Three good sized bedrooms, two of which benefit from being double in size and the third bedroom boasting a flexible layout with French doors leading into the garden room, making an idea formal dining room if desired with a naturally light, south facing aspect.

Garden room offering a delightful south facing setting overlooking garden, a host of windows and French doors leading out.

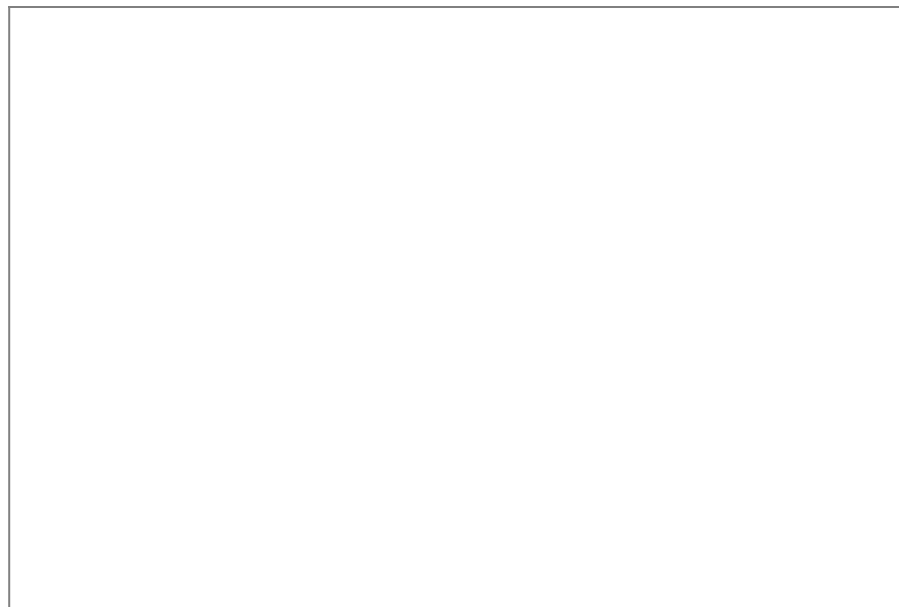
Occupying a desirable and mature plot, the property features a gravelled frontage with a host of planted shrubbery and a beautiful clematis by the front door which has been established for over 48 years. To the side elevation is a hard standing driveway with low level, double iron gates and the driveway provides off road parking for two cars, and this flows upto the garage. The rear garden features a paved patio area ideal for seating, a lawn section and an array of well stocked planted borders and mature trees. There is access to the single garage and there is side access to the driveway and front of the property.



Ground Floor



- Kitchen/ Dining Room - 4.55m x 2.36m (14'11" x 7'9")
- Living Room - 4.11m x 3.58m (13'6" x 11'9")
- Main Bedroom - 3.76m x 3.33m (12'4" x 10'11")
- Bedroom Two - 3.76m x 2.13m (12'4" x 7'0")
- Bedroom Three - 3.33m x 2.36m (10'11" x 7'9")
- Bathroom - 2.36m x 1.68m (7'9" x 5'6")
- Garden Room - 2.82m x 2.36m (9'3" x 7'9")



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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.

