



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Crescent, Market Harborough

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“Location & Proportions Combine...”

...to form this impressive and extended detached bungalow, situated in a sought-after residential location just a short walk from the town centre, and boasting two double bedrooms, a spacious living room, two garages and a corner plot!

Conveniently located within close walking distance to the town centre, local schools, shops and the train station with links to London St Pancras.

Offered for sale with NO CHAIN.

Entrance through the uPVC front door leading into the inviting entrance hall with access to all rooms.

Beautifully spacious and extended living room with four windows across three different aspects injecting an abundance of natural light. An electric fireplace offers a focal point to the room and a beautiful bay window adds a touch of a character.

Two spacious double bedrooms with the main bedroom offering a green outlook over the front garden.

Shower room comprising ceramic tiled flooring and walls, a wall mounted radiator, a low-level WC, a pedestal wash hand basin and a shower closure with a Mira Vigour electric shower over.

Extended kitchen dining room comprising laminate flooring, a host of eye and base level fitted units, roll top work surfaces, a composite one and a half bowl sink, an electric Bosch cooker with a five ring Zanussi gas hob, space for a washing machine, dishwasher and fridge/freezer, space for a dining table and chairs and a door through to the utility room.

Spacious utility room with ceramic tiled flooring, eye and base level fitted units, two external doors and a door through to the garage.

Oversized single garage with a manual up and over door and a window to the rear.

A separate garage sits next to the integral garage, offering further storage if required.

The property features a spacious and attractive corner plot with a wealth of mature shrubbery and plantings, a well-maintained lawn area and wrapping around to the rear of the property with a driveway providing off road parking for three cars.

Southeast facing courtyard garden featuring a two tone patio area offering the ideal space to sit and entertain, with mature shrubbery and a path leading around to the rear of the garages.





- Living Room - 7.09m x 4.34m (23'3" x 14'3") max
- Kitchen/Dining Room - 6.38m x 3.48m (20'11" x 11'5") max
- Utility - 3.1m x 2.92m (10'2" x 9'7")
- Shower Room - 2.34m x 1.85m (7'8" x 6'1")
- Main Bedroom - 3.63m x 3.33m (11'11" x 10'11")
- Bedroom Two - 3.48m x 3.3m (11'5" x 10'10") max
- Garage - 6.76m x 3.51m (22'2" x 11'6")
- Garage - 4.95m x 2.67m (16'3" x 8'9")



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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.

