



**HENDERSON
CONNELLAN**
ESTATE AGENTS

9 Chiltern Close, Market Harborough

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“The Potential and Location Combine...”

...to form this mid-terrace property, situated in a popular and desirable residential location just a short walk from Robert Smyth and Ridgeway Academies, boasting open plan living, three bedrooms, a single garage and the potential to modernise throughout!

Conveniently located within close walking distance to both Ridgeway primary and Robert Smyth academies, with Robert Smyth offering schooling from 11 to 18. The town centre and train station are also within walking distance, with the train station providing direct links into London St Pancras within an hour.

Entrance through the uPVC front door leading into the entrance hall with stairs flowing up to the first-floor landing and a door through to the living room.

Open plan kitchen/dining room/living room with dual aspect windows injecting an abundance of natural light, a feature gas fireplace to the living area, a useful under stair storage cupboard, a door out to the rear garden and ceramic tiled flooring in the kitchen/dining area.

The kitchen comprises a range of ruc and base level fitted units, roll top work surfaces, a stainless-steel single bowl sink with draining board, a freestanding Belling electric cooker and a Hotpoint integrated dishwasher.

First floor landing with access to the attic via a hatch.

Impressive main bedroom spanning the width of the property with double windows to the front elevation flooding the room with natural light and offering elevated views over the town and countryside beyond.

Two further bedrooms, both of which overlook the rear garden.

Modern shower room comprising attractive vinyl flooring, a chrome heated towel rail? Ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin, and a shower enclosure with a fitted shower over.

The property benefits from a neat and attractive frontage, tucked away from the road with two lawn areas split by a path to the front door with access to a storage cupboard housing the Ideal Logic boiler. The rear garden features a paved patio leading from the rear door with a hand standing path flowing up to the rear gate. The remaining garden is a lawn area with a wealth of mature trees and shrubbery.

A single garage with a parking space is located in a block just off The Ridgeway.

Kitchen/Dining/Family Room - 7.21m x 4.57m (23'8" x 15'0") max

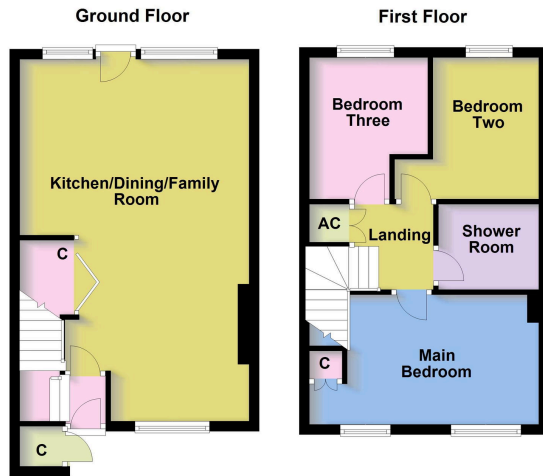
Main Bedroom - 4.55m x 2.03m (14'11" x 6'8") max

Bedroom Two - 2.87m x 2.82m (9'5" x 9'3") max

Bedroom Three - 2.79m x 2.39m (9'2" x 7'10") max

Shower Room - 2.03m x 1.7m (6'8" x 5'7")





- Garage
- Open Plan Kitchen/Dining/Family Room
- Renovation potential
- Desirable Location



63 High Street, Market Harborough,
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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.

