



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Watson Avenue, Market Harborough

3 1 1



“Countryside Views!”

With an open countryside view to the rear elevation, this three-bedroom property offers a desirable corner plot with elevated views to the rear, generous proportions, a single garage and off-road parking!

Entrance is gained into the entrance hall and out space for cloakroom storage and an internal door provides access into the kitchen.

The kitchen is situated to the front elevation with an open outlook down the street and views of the church spire beyond. The kitchen comprises tiled flooring, an array of shaker style eye and base level units, a roll top work surface, tiled splash backs and a stainless-steel sink with draining board. There is an integrated double oven, a four-ring gas hob and extractor hood over, and space for a fridge/freezer and dishwasher.

Well-proportioned living/dining room overlooking the rear garden with attractive Karndean flooring, a charming wood burner and a feature window and French doors leading out to the garden with a south facing aspect. The living/dining room benefits from ample room for both a dining table and sofa area and stairs rise to the first floor.

Stairs rise to a first-floor galleried landing with a loft hatch to a partially boarded attic with a ladder.

Three well-proportioned bedrooms, two of which benefit from being double in size, with the main and third bedroom positioned to the rear elevation providing delightful views of the neighbouring countryside, and bedroom two is situated to the front elevation with elevated views of the town church spire in the distance.

The main and second bedroom benefit from fitted wardrobes and the third bedroom offers an ideal single bedroom or study.

Modern bathroom comprising porcelain tiled flooring, ceramic wall tiles, a tall chrome heated towel rail, a charming roll top bath, a wash hand basin built within a vanity storage unit and a low-level WC.

Elevated and set back from the road the property sits within a corner plot featuring a host of well stocked planted borders to the front, wrapping around the side and a driveway provides space for one car and access to the garage.

Single garage with a manual up and over door and power supply.

The property benefits from off road parking for one car on the driveway and flows up to the single garage. The south facing rear garden is a true suntrap and boasts delightful views of the neighbouring countryside. The garden features a paved patio area, a host of mature trees and plantings, a raised lawn area and a slate chipped pathway to the top of the garden. To the top of the garden is a vegetable plot, ideal for those green-fingered buyers and a timber shed.

Living/Dining Room - 5.44m x 3.94m (17'10" x 12'11")

Kitchen/Dining Room - 3.2m x 3.15m (10'6" x 10'4")

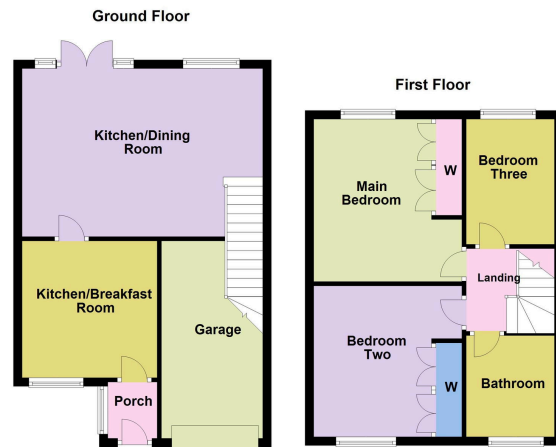
Main Bedroom - 3.78m x 3.25m (12'5" x 10'8")

Bedroom Two - 3.53m x 3.2m (11'7" x 10'6")

Bedroom Three - 2.92m x 2.06m (9'7" x 6'9")

Bathroom - 2.36m x 2.08m (7'9" x 6'10")





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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.

