



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stevens Street, Market Harborough, LE16 9BB

2 1 1



Step On To The Ladder!

Whether you are a first time buyer or investor, this fantastic two bedroom property offers the ideal step onto the property ladder purchase, boasting a popular residential location, off road parking and available for sale with no upward chain!

Conveniently located within walking distance to local schools, shops, parks, the town centre and the train station. The A6 is also within close driving distance with links into Leicester.

Welcoming entrance hall providing access to the kitchen and living/dining room.

Well-presented kitchen comprising laminate flooring, a host of eye and base level units, a roll top work-surface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, a double oven and space for a fridge/freezer and a washing machine.

Beautifully appointed living/dining room with a generous window overlooking the rear garden, an electric feature fireplace, space for a dining table and chairs, a door to the garden and stairs rise to the first floor.

First floor landing with an airing cupboard and a loft hatch.

Two bedrooms both featuring a neutral decor with the main bedroom being double in size with a built-in storage cupboard.

Bathroom comprising tiled effect flooring, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

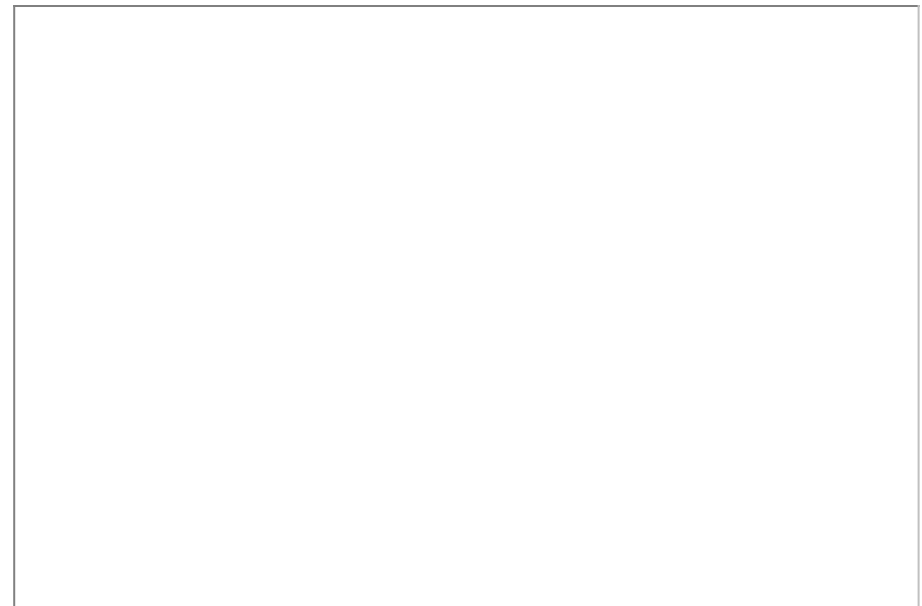
Set back from the road the property offers a neat and attractive gravelled frontage and a pathway to the front door. There is a car park to the side of the property providing off road parking for two vehicles.

The rear garden boasts two paved patio areas ideal for outdoor entertaining, a well-kept lawn and a side gate providing pedestrian access to the car park.





- Kitchen - 2.69m x 2.13m (8'10" x 7'0")
- Living/Dining Room - 4.9m x 3.91m (16'1" x 12'10")
- Main Bedroom - 3.53m x 3.12m (11'7" x 10'3")
- Bedroom Two - 3.56m x 2.01m (11'8" x 6'7")
- Bathroom - 1.93m x 1.78m (6'4" x 5'10")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

