



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



40 Cromwell Crescent,

2 1 2





### ‘A Position & Proportions to Impress’

Nestled within a popular residential location, this well-presented detached bungalow boasts a fantastic rear extension, two double bedrooms and a delightful rear garden!

Offered for sale with no upward chain.

The property is situated within walking distance of the local shop, leisure centre, community church and primary and secondary schools. Market Harborough town centre and train station is also within walking distance and a bus stop nearby also provides a route to the town centre and market.

Covered entry porch with a door leading into a welcoming entrance hall with a loft hatch.

Well-presented living room with a window to the side elevation, a charming gas fireplace and a large patio door leads into the second reception room.

Beautifully appointed second reception room, spanning the entire width of the property, boasting French patio doors and a window providing views overlooking the garden. The room offers the flexibility to be used as an additional living room, dining room or study.

The kitchen comprises tiled effect flooring, shaker style eye and base level units, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, a cooker, space for a fridge freezer and a washing machine. A storage cupboard provides a pantry space, an additional cupboard houses a modern Worcester boiler and a door leads into the second reception room.

Two well-proportioned double bedrooms positioned to the front elevation.

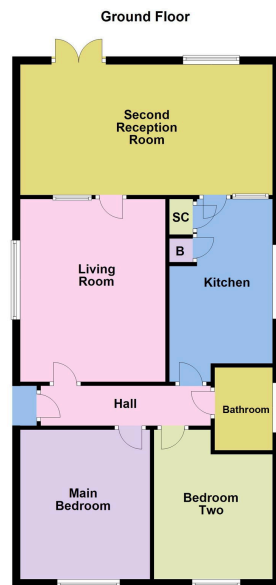
Bathroom comprising ceramic wall tiling, a panel enclosed bath with a shower over, a wall hung wash hand basin and a low-level WC.

Neatly set back from the road the property boasts an attractive frontage with a well-kept lawn and a paved pathway to the front door.

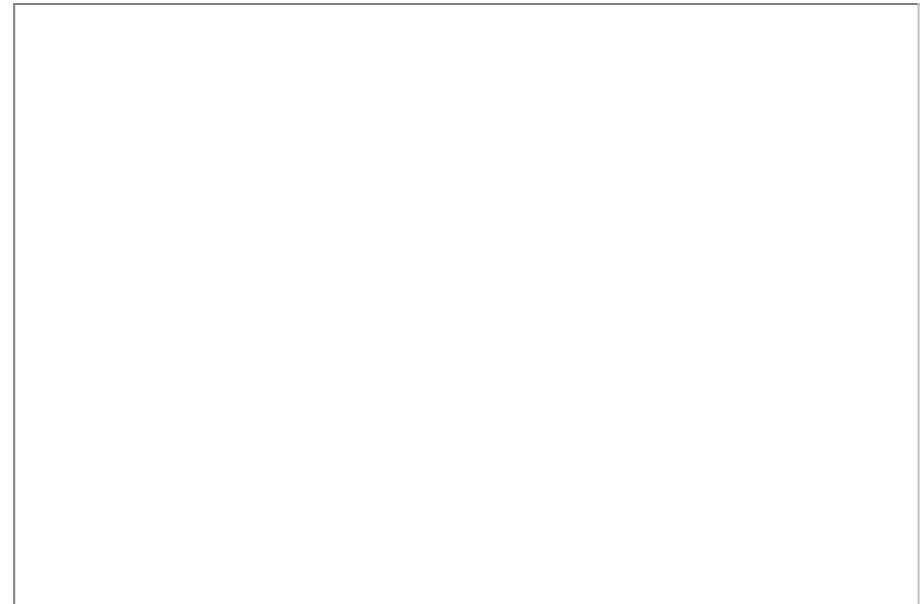
To the side of the property is off road parking in tandem for three vehicles.

The well-established rear garden offers a good degree of privacy and features a generous lawn, a paved patio area and a timber shed. A side gate also provides access to the front elevation.





- Living Room - 4.7m x 3.73m (15'5" x 12'3")
- Second Reception Room - 6.48m x 3.35m (21'3" x 11'0")
- Kitchen - 4.7m x 2.74m (15'5" x 9'0") max
- Main Bedroom - 3.84m x 3.38m (12'7" x 11'1")
- Bedroom Two - 3.84m x 3.05m (12'7" x 10'0") max
- Bathroom - 2.13m x 1.68m (7'0" x 5'6")



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.

