



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## 52 Ridgeway West, Market Harborough

3 1 1





### “Step On To The Ladder”

Situated within a desirable residential location just a short walk from local schools, the train station and the town centre, this fantastic three-bedroom terrace property offers an ideal purchase for those looking to step onto the property ladder benefitting from a single garage and low maintenance rear garden!

Welcoming entrance hall with stairs rising to the first floor.

Fantastic living/dining room boasting a bay window to the front elevation, attractive laminate flooring and ample space for both relaxing and dining. An under-stairs storage cupboard provides excellent storage space, double doors lead into the conservatory and an additional door provides access to the kitchen.

Naturally light conservatory offering a delightful outlook to the rear garden with ample windows injecting natural light, continued laminate flooring and a door out to the garden.

The kitchen features updated timber effect flooring, ceramic wall tiling, a host of eye and base level units, a marble effect roll top work-surface with a matching up-stand, a single oven, a four-ring gas hob and space for a fridge and a washing machine.

Stairs rise to a first flooring landing with a storage cupboard and loft hatch to a partially boarded attic with a drop-down ladder.

Three bedrooms with the main being double in size, benefitting from a storage cupboard and two windows overlooking the front elevation.

Modern bathroom featuring timber effect flooring, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door.

Tucked away from the road, the property boasts a neat and attractive gravelled frontage with a pathway to the front door and a covered open porch. To the rear of the property is a single garage and off-road parking.

The well-kept rear garden has been designed with low maintenance in mind, mainly gravelled with a block paved and patio area for sitting, planted borders, and rear access to the garage and off-road parking.

**Living/Dining Room** - 7.34m x 3.76m (24'1" x 12'4") max

**Kitchen** - 3.63m x 1.83m (11'11" x 6'0") max

**Conservatory** - 3.2m x 2.59m (10'6" x 8'6")

**Main Bedroom** - 4.55m x 2.62m (14'11" x 8'7")

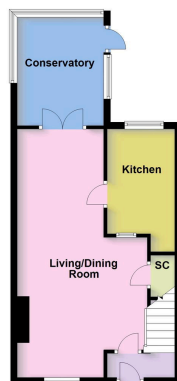
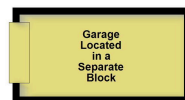
**Bedroom Two** - 2.95m x 2.74m (9'8" x 9'0") max

**Bedroom Three** - 2.79m x 2.44m (9'2" x 8'0") max

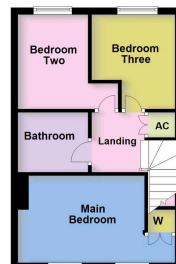
**Bathroom** - 2.08m x 1.78m (6'10" x 5'10")



Ground Floor



First Floor



- Popular Location
- Garage and Parking
- Low Maintenance Garden
- Conservatory



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.

