



**HENDERSON
CONNELLAN**
ESTATE AGENTS

23 Knoll Street

 3  1  0



OPEN HOUSE SATURDAY 22ND FEBRUARY 12-1PM. Please contact us to register in order to attend!

“An Opportunity Not To Be Missed!”

Positioned within a sought-after location close to the popular canal basin and town centre, this fantastic, detached residence offers an opportunity not to be missed, boasting a generous garden, a garage and the potential to modernise throughout!

Highly sought after residential location within walking distance of the town centre, the canal basin, railway station, local schools, parks and other local amenities.

Welcoming entrance hall with an under-stairs cupboard and stairs rise to the first floor.

The living room features a generous window to the front elevation and a stone effect fireplace with a gas fire.

Well-appointed kitchen/dining room with space for a dining table and chairs, sliding French patio doors provide a delightful outlook and access to the rear garden, and a door leads to the passageway.

The kitchen comprises eye and base level units, a roll top worksurface, a sink with a mixer tap and draining board, ceramic wall tiling, and space for a washing machine, a fridge and a cooker.

First floor landing with a side window injecting natural light and access to the attic via a hatch.

Main bedroom featuring a wall of fitted wardrobes with mirrored sliding doors and a large front aspect window.

Two further bedrooms, one of which is double in size and overlooks the south facing rear garden.

Spacious wet room comprising vinyl flooring, a low-level WC, a half-pedestal wash hand basin and a Mira electric shower with a shower curtain rail.

Single garage with a manual up and over door, power, lighting, a window to the side and a personnel door to the covered passageway.

Set back from the road this property boasts a neat and attractive frontage, with well stocked planted borders, off road parking for two cars and access to the single garage. A paved path leads to the secure covered pathway to the front door and rear garden.

The south-east facing garden is mainly laid to lawn with mature shrubs and plantings. A paved patio area provides an ideal space for entertaining, and a path leads to the bottom of the garden. There are also excellent storage options with two timber sheds and the garden also benefits from two greenhouses.





- Living Room - 3.73m x 3.61m (12'3" x 11'10")
- Kitchen/Dining Room - 5.99m x 3m (19'8" x 9'10")
- Main Bedroom - 3.73m x 2.84m (12'3" x 9'4")
- Bedroom Two - 3.61m x 3.02m (11'10" x 9'11")
- Bedroom Three - 2.84m x 2.26m (9'4" x 7'5")
- Covered Walkway - 8.64m x 1.07m (28'4" x 3'6")
- Wet Room - 2.24m x 2.08m (7'4" x 6'10")
- Garage - 4.83m x 2.29m (15'10" x 7'6")



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.

