



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Logan Crescent, Market Harborough

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## “A Waterside Retreat”

With direct access onto the popular Grand Union Canal, a stunning rear extension, and a Juliette balcony overlooking the delightful south-west facing garden, this well presented three-bedroom property is an opportunity not to be missed!

Conveniently located within walking distance of both the canal basin, with it's popular restaurant and gin bar, and the town centre, offering a variety of independent local shops and restaurants.

Entrance is gained through a contemporary front door into a welcoming entrance hall with stairs rising to the first floor.

Well-presented living room featuring a gas fireplace with a stone hearth and an opening into the kitchen dining room, with the potential to add double doors to separate the two spaces.

Generous sized utility area, with attractive floor and wall tiling, a window to the side elevation and ample space for freestanding kitchen appliances such as a large fridge freezer, a washing machine and a dishwasher. The space comprises a roll-top work-surface, a stainless-steel sink with a mixer tap and draining board, an under-stairs cupboard and an opening into the kitchen/dining room.

Fantastic kitchen/dining room overlooking the rear garden, boasting roof lanterns injecting natural light, ceramic tiled flooring with underfloor heating and an opening into the living room. The modern kitchen comprises a host of high gloss eye and base level units, ceramic wall tiling, a roll top work-surface, a one and a half bowl sink with a mixer tap and draining board, a single oven and a five ring gas hob. Well-appointed main bedroom positioned to the ground floor featuring a window to the front elevation and a modern en-suite shower room. The shower room comprises a tall chrome heated towel rail, a corner shower cubicle and a wash hand basin and low-level WC built within a vanity storage unit.

Guest WC comprising a wash hand basin built within a vanity storage unit and a low-level WC.

First floor landing with a window to the side elevation and a built-in storage cupboard.

Two further double bedrooms with bedroom two to the front elevation with eaves storage and bedroom three positioned to the rear elevation boasting a Juliette balcony providing delightful views of the rear garden and a storage cupboard.

Modern wet room featuring ceramic floor and wall tiling, a chrome heated towel rail, LED ceiling spotlights, a loft hatch, a walk-in shower and a wash hand basin and low-level WC built within a corner vanity storage unit.

The property boasts a neat and attractive frontage with a mature flower bed, a block paved driveway providing off road parking for two to three cars and a gate to the rear garden. The delightful south-west facing rear garden has been beautifully designed featuring a variety of tiered sections.

Directly adjoining the property is a generous paved patio area, a storage shed, a side gate to the front elevation and raised planters. Steps rise to the remaining garden, passing a greenhouse, to a generous lawn with a host of well stocked planted borders, mature trees and plantings and an additional storage shed. Owners enjoy the benefit of a direct rear gated access onto the Grand Union Canal towpath providing excellent countryside walks, also leading to the popular Waterfront bar and restaurant.





- Kitchen / Dining Room - 5.05m x 3.53m (16'7" x 11'7")
- Living Room - 4.44m x 3.48m (14'7" x 11'5")max
- Utility Room - 3.2m x 2.29m (10'6" x 7'6")max
- WC - 2.31m x 0.94m (7'7" x 3'1")
- Main Bedroom - 3.63m x 3.48m (11'11" x 11'5")max
- En Suite - 2.31m x 1.7m (7'7" x 5'7")
- Bedroom Two - 3.48m x 3.05m (11'5" x 10'0")
- Bedroom Three - 3.4m x 2.92m (11'2" x 9'7")max
- Shower Room - 2.67m x 1.85m (8'9" x 6'1")



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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.

