



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rainsborough Gardens, Market Harborough

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“Delightful Level Living!”

Situated in an established residential location on the southern side of the town, this impressive, detached bungalow boasts generous proportions throughout, a delightful finish, three bedrooms, a south facing garden and ample off-road parking!

Entrance through the composite and double glazed front door leading into the inviting entrance hall with high quality laminate flooring and access to three useful storage cupboards.

Exceptionally spacious living room boasting dual aspect windows flooding the space with natural light.

Modern kitchen comprising attractive LVT flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated Smeg electric cooker, a four-ring Hotpoint induction hob, an integrated fridge/freezer, a freestanding dishwasher (all appliances included), and a door out to the side of the property.

Utility/storage room with vinyl flooring, further fitted units, roll top work surfaces, a stainless-steel sink, space for a washing machine, tumble dryer and under counter fridge (appliances included), a door to the rear garden and a door out to the driveway. The room also offers the potential to be utilised as a study for those working from home.

Single garage with an electric up and over door, a window to the rear, and benefitting from power and light.

Three double bedrooms, all boasting an excellent neutral decor, with bedrooms one and two overlooking the south facing rear garden. The main bedroom benefits from sliding doors out to the garden, offering a delightful setting.

Luxury shower room of a generous size with attractive laminate flooring, a glazed side window, and a three-piece suite to include a fully tiled and enclosed shower, a low-level Smart WC and a pedestal wash hand basin.

Occupying an elevated position within a generous plot, the property is neatly set back from the road, featuring two well-kept lawns and a block paved driveway providing off road parking for up to three cars. There is access to the single garage, utility room and a side gate to the rear garden.

The delightful south-facing rear garden is a true sun trap and boasts a good degree of privacy. The garden features a generous lawn, a paved patio area ideal for outdoor entertaining, a large timber shed, and to the side of the garden is rear gated access to the front elevation.





- Living Room - 5.08m x 4.93m (16'8" x 16'2")
- Kitchen - 3.76m x 2.74m (12'4" x 9'0") max
- Main Bedroom - 4.52m x 2.59m (14'10" x 8'6") max
- Bedroom Two - 5m x 2.9m (16'5" x 9'6")
- Bedroom Three - 3.53m x 2.31m (11'7" x 7'7")
- Bathroom - 2.59m x 2.31m (8'6" x 7'7")
- Utility Room/Study - 5.41m x 2.36m (17'9" x 7'9")
- Garage - 5.31m x 2.67m (17'5" x 8'9")



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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.

