



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ireton Road, Market Harborough

3 2 1



“Park Views and Proportions To Impress!”

Offering no upward chain, a fantastic south facing garden with direct access onto the neighbouring playing fields and a single storey rear extension, this extended family home is sure to impress!

The property is within a short walk of the local shop, pub, hairdressers and other local amenities. The town centre, primary and secondary schools, and the train station are also within walking distance.

Entrance is gained through a modern composite front door into an inviting entrance hall featuring laminate flooring, a window to the side elevation, an under-stairs storage cupboard and a window to the side elevation.

Well-proportioned kitchen featuring a generous window overlooking the south facing rear garden, laminate flooring, an under-stairs pantry cupboard; a side door to the garden and an archway to the dining area. The kitchen comprises an array of eye and base level units, a roll top work-surface, floor to ceiling ceramic wall tiling, a ceramic sink with a mixer tap and draining board, a single oven, a four-ring gas hob and an integrated dishwasher.

The dining area offers a fantastic space for entertaining with ample space for a large dining table and chairs, continued laminate flooring and a door to a separate utility room.

The utility room features laminate flooring, eye and base level units, a roll top work-surface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiling and space for a washing machine and a tumble dryer. A door to the side provides access to the garden, and a separate door leads to the ground floor shower room.

Modern ground floor shower room comprising a chrome heated towel rail, tiled effect flooring, ceramic wall tiling, a corner enclosed shower cubicle, a pedestal wash hand basin and a low-level WC.

Stairs rise to a naturally lit first floor landing with a window to the side elevation and a loft hatch to a partially boarded attic with a ladder.

Three well-proportioned bedrooms with two being double in size and bedroom three offering a large single room.

The main bedroom boasts an array of fitted wardrobes, whilst bedroom two overlooks the rear garden, neighbouring playing fields and countryside views in the distance.

Beautifully modernised bathroom comprising a chrome heated towel rail, attractive tiled effect flooring, ceramic wall tiling, LED ceiling spotlights and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a large pedestal wash hand basin and a low-level WC.

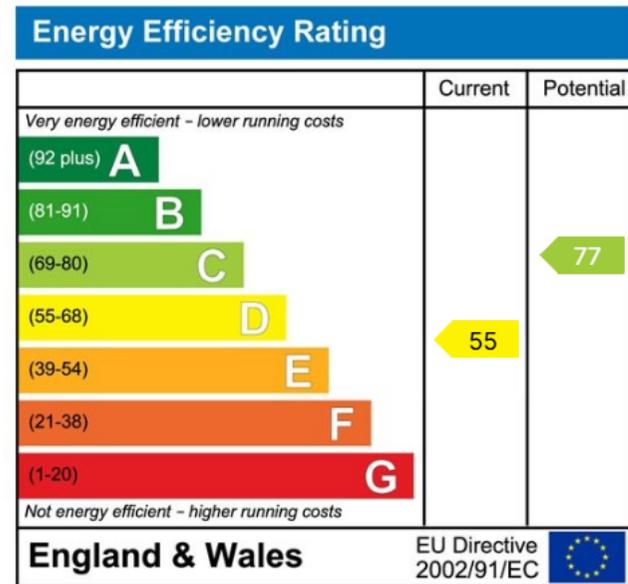
Set back from the road the property boasts a neat frontage, enclosed by low level fencing with planted borders, slate chipping, and a block paved driveway providing off road parking for one vehicle. The paving also leads to the front door and a side gate offering secure access to the rear garden.

The south facing rear garden is a true sun trap and has been beautifully designed with a variety of sections to enjoy throughout the day. The garden features a well-kept lawn, an array of well stocked planted borders and a large patio area ideal for outdoor entertaining. The garden also offers a large timber shed, side access to the front elevation and a rear gate providing access directly onto the neighbouring playing fields.





- Living Room - 4.39m x 3.4m (14'5" x 11'2")
- Kitchen - 3.58m x 3.02m (11'9" x 9'11")
- Dining Area - 4.93m x 2.62m (16'2" x 8'7")
- Utility Room - 2.62m x 1.52m (8'7" x 5'0")
- Shower Room - 2.62m x 1.52m (8'7" x 5'0")
- Main Bedroom - 3.51m x 3.02m (11'6" x 9'11")max
- Bedroom Two - 3.76m x 3.02m (12'4" x 9'11")max
- Bedroom Three - 2.72m x 2.44m (8'11" x 8'0")max
- Bathroom - 2.44m x 1.68m (8'0" x 5'6")



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.

63 High Street, Market Harborough, Leicestershire, LE16 7AF

