



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cromwell Crescent, Market Harborough

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“Room To Grow”

Situated in an established residential location opposite a neighbouring green, this impressive and extended three bedroom detached house boasts generous proportions throughout, ample off-road parking, an extended kitchen/dining room, and a pretty, west-facing rear garden!

Conveniently located within walking distance to the local shops on Western Avenue, the town centre and the train station with links to London St Pancras within an hour.

Entrance through the uPVC front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing and access to the under-stair storage cupboard.

Exceptionally spacious living room with a large front aspect window flooding the room with natural light, a beautiful log burner adding a characterful touch, and double doors opening through to the garden room.

Garden room overlooking the rear garden with French doors leading out to the patio and benefitting from high quality laminate flooring. The garden room benefits from electric underfloor heating and central heating from the mains.

Extended kitchen/dining room featuring ceramic tiled flooring, a door out to the rear garden, a door through to the office and ample space for a six-seater dining table and chairs.

The kitchen comprises eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric oven with a four-ring gas hob, space for a washing machine and dishwasher.

The garage has converted into an office/gym area with lighting and power sockets. The garage doors are still in place and a stud-wall separates the office from the storage space, offering the potential to be turned back into a full-sized garage space if required.

First floor landing with access to the part boarded attic via a hatch with a pull-down ladder.

Three well-proportioned bedrooms, two of which are double in size with the third bedroom boasting fitted storage and the second bedroom overlooking the delightful rear garden.

Family bathroom comprising tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

The property features a neat and attractive frontage comprising a large hard standing driveway.

The west facing rear garden is a real sun trap and much larger than you might expect. A paved patio leads from the rear doors and flows up to a raised decking area, perfectly positioned to capture the best of the afternoon sun and a space to sit out and entertain with friends and family. A wide path flows up the left-hand side and a well-maintained lawn sits in the centre with 1 mature trees on the right-hand side. To the rear of the garden is a timber shed, ideal for storage.





- Living Room - 6.71m x 3.73m (22'0" x 12'3") max
- Kitchen/Dining Room - 4.85m x 4.14m (15'11" x 13'7") max
- Garden Room - 3.73m x 3.18m (12'3" x 10'5") max
- Office - 3.15m x 2.44m (10'4" x 8'0")
- Storage - 2.44m x 0.71m (8'0" x 2'4")
- Main Bedroom - 3.38m x 3.38m (11'1" x 11'1") max
- Bedroom Two - 3.76m x 3.23m (12'4" x 10'7") max
- Bedroom Three - 2.39m x 2.18m (7'10" x 7'2") max
- Bathroom - 2.51m x 1.73m (8'3" x 5'8")



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

