



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Welland Park Road, Market Harborough

3 2 2





“Location & Design Combine...”

... to form this fantastic three-bedroom home, situated within stone’s throw of Welland Park and walking distance to the town centre and train station, boasting a generous rear extension and a south-facing rear garden!

Situated on an established road, the property benefits from being within a stone throw of Welland Park and Welland Park Academy and is just a short walk into the town centre, train station and local amenities.

Entrance hall with a door into the living room and stairs rise to the first floor.

Beautifully appointed living room boasting a bay to the front elevation injecting an abundance of natural light, a feature fireplace, and a door to the kitchen/dining room.

Fantastic open plan kitchen/dining room offering an excellent space to entertain with access to the conservatory and separate utility room/guest WC.

The dining area features laminate flooring and space for a large dining table and chairs.

The kitchen benefits from ceramic floor and wall tiling, a host of shaker style eye and base level units, a stainless-steel sink with a mixer tap and draining board, a double oven, and space for a fridge freezer and dishwasher.

The utility room/guest WC comprises of continued tiled flooring, space for a washing machine, a pedestal wash hand basin and a low-level WC.

Light and airy conservatory/garden room, benefiting from a solid roof with ample windows overlooking the rear garden and French doors leading out.

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

The main bedroom is positioned to the front elevation, offering delightful views over Welland Park, and boasts a feature fireplace and a built-in storage cupboard.

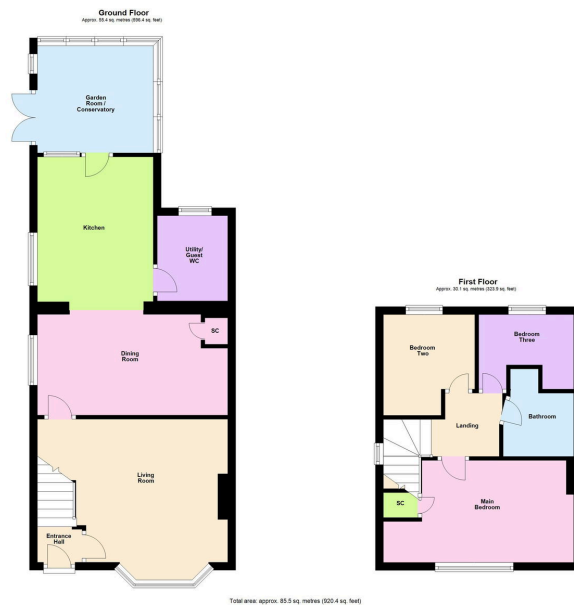
The second and third bedrooms overlook the rear garden, with bedroom two being double in size, and bedroom three offering a small single or ideal study/nursery.

Modern bathroom comprising chrome heated towel rail, tiled effect flooring, ceramic wall tiling and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, a wash hand basin built within a vanity unit and a low-level WC.

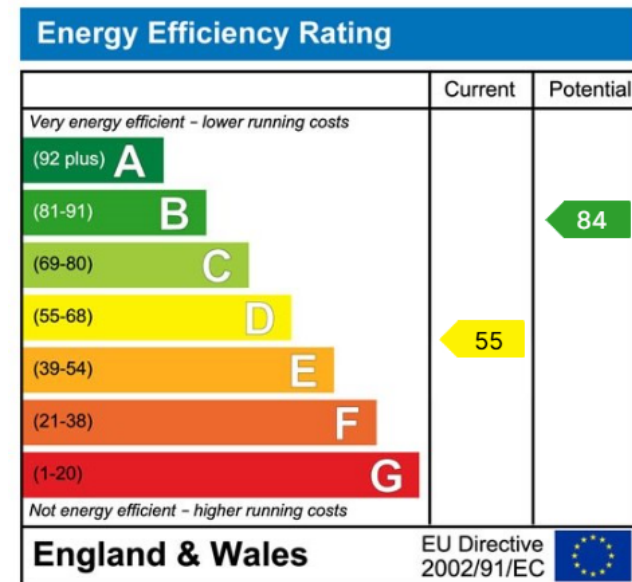
Set back from the road, the property boasts an enviable position and a scenic outlook overlooking the Welland Park with a host mature tree. To the front of the property is a generous part gravelled and part paved driveway providing off road parking for up to four cars, a secure gate providing side access to the garden and there is access to the front door with a feature storm porch.

The extensive, south-facing rear garden is larger than you’d expect, featuring a main lawn section with an array of well-established plantings, shrubbery and mature trees offering a good degree of privacy. There is also a generous block paved patio area ideal for seating with a brick enclosed feature pond and a paved path leads to the rear of the garden where there is access to a timber constructed shed.





- Living Room - 4.85m x 4.14m (15'11" x 13'7")
- Dining Room - 4.85m x 2.62m (15'11" x 8'7")max
- Kitchen - 4.04m x 2.95m (13'3" x 9'8")
- Conservatory - 3.3m x 2.67m (10'10" x 8'9")
- Utility / Guest WC - 2.24m x 1.55m (7'4" x 5'1")
- Main Bedroom - 4.85m x 2.77m (15'11" x 9'1")max
- Bedroom Two - 2.64m x 2.34m (8'8" x 7'8")max
- Bedroom Three - 2.39m x 1.93m (7'10" x 6'4")max
- Bathroom - 2.16m x 1.68m (7'1" x 5'6")max



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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.

