



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Claremont Drive, Market Harborough

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"Step onto the ladder..."

...with this fantastic two bedroom, modern property boasting a desirable position set back from the road within walking distance of the town centre and train station, off road parking and offered for sale with no chain!

Perfect for first time buyers, down-sizers or buy to let investors, with a potential rental income of approximately £925pcm.

Sought after residential location overlooking a neat frontage with an established green pathway to the side elevation offering convenient walking distance into the thriving town centre and train station, benefitting from access into London in under one hour. The property is also within close walking distance of the local supermarkets, shops and schools.

Entrance is gained through the uPVC door into the hallway with laminate flooring, stairs rising directly up to the first floor and access into the living room,

Well proportioned living room situated to the front elevation with a generous window injecting an abundance of natural light and continued laminate flooring.

Open plan, kitchen/dining room finished to a high standard overlooking the rear garden with a delightful south facing aspect. This fantastic room boasts ample space for a small dining table and chairs, a breakfast bar and a rear door leads out to the paved patio area, perfect for socialising. The kitchen comprises a range of eye and base level units, a square edge worktop with upstand, a stainless steel one and a half bowl sink and an intensities oven with a four ring induction hob. There is also space for a fridge/freezer and washing machine.

Stairs rise to the first floor with access to all rooms and the loft hatch.

Two good sized bedrooms, the impressive main bedroom benefiting from being double in size with a host of fitted storage and two feature windows.

Modern family bathroom featuring tiled flooring, attractive tiled splashbacks and a three piece suite to include a panel enclosed bath with electric shower over, a low level WC and a pedestal wash hand basin.

Set back from the road and nestled up a desirable enclave, the property offers the perfect spot. To the front of the property is a lawn border and a paved path leads to the front door.

The south facing rear garden is a true gem enjoying an excellent sun trap! The garden is well established with a paved patio area ideal for seating, a main lawn and two well stocked planted borders either side. There is access to a timber shed and timber gate providing rear access.

Living Room - 4.01m x 3.76m (13'2" x 12'4") max

Kitchen - 3.73m x 2.44m (12'3" x 8'0")

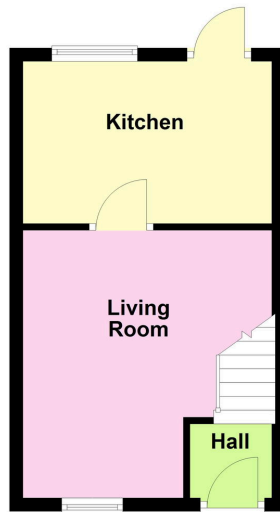
Main Bedroom - 3.4m x 3.15m (11'2" x 10'4") max

Bedroom Two - 3.07m x 1.88m (10'1" x 6'2")

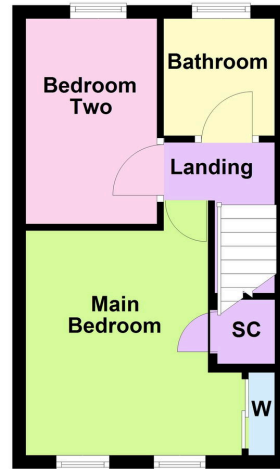
Bathroom - 1.75m x 1.68m (5'9" x 5'6")



Ground Floor



First Floor



- No Chain
- Off Road Parking
- Walking Distance of the Town Centre and Train Station
- Established Location



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

