



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



Hurlingham Road, Market Harborough, LE16 9GB

£325,000

4 2 2



### “Room To Grow!”

Situated in an established residential location within walking distance of the town centre, this impressive semi-detached property offers room to grow with its four bedrooms, a south facing garden, off road parking and a garage!

Conveniently located within walking distance to the town centre, leisure centre, local primary and secondary schools, supermarkets and the train station with links to London St Pancras within an hour.

Entrance through the timber front door leading into the inviting entrance hall with attractive laminate flooring, stairs flowing up to the first-floor landing, and access to the guest WC with a white two-piece suite.

Kitchen/dining room comprising ceramic tiled flooring, eye and base level fitted units, square edged work surfaces, a stainless-steel sink with drainage board, an integrated electric oven, a four-ring gas hob, and space for a freestanding fridge/freezer and a washing machine (appliances not included).

Spacious living room with French doors opening out to the rear garden, a separate window injecting natural light and a useful window under stair storage cupboard.

Three bedrooms are located on the first floor, two of which are double in size with the second and fourth overlooking the south-facing rear garden.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a white three piece to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The main bedroom occupies the entire top flop and is a fantastic size with a window to the front elevation and a Velux window to the rear. The en suite comprises vinyl flooring, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over. A Velux windows also injects natural light.

Single garage with a manual up and over door and benefitting from power and light.

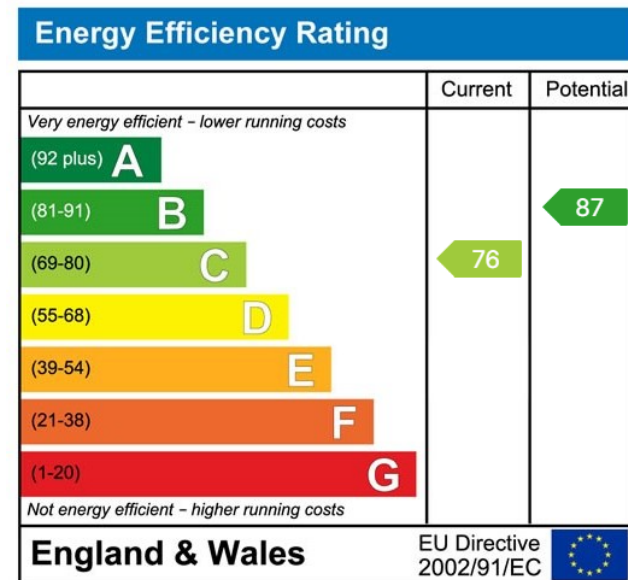
The property features a neat frontage with a small lawn area and a paved path to the front door. To the side is a hard standing driveway leading to the single garage, providing off road parking for two cars in tandem. The rear garden is of a good size, benefitting from a south facing aspect with a paved path leading to the side personnel door of the garage.







- Living/Dining Room - 4.9m x 3.4m (16'1" x 11'2") max
- Kitchen - 4.29m x 2.82m (14'1" x 9'3")
- Bedroom Two - 3.96m x 2.82m (13'0" x 9'3")
- Bedroom Three - 3.81m x 2.82m (12'6" x 9'3") max
- Bedroom Four - 3.05m x 2.01m (10'0" x 6'7")
- Bathroom - 2.01m x 1.7m (6'7" x 5'7")
- Main Bedroom - 5.82m x 4.93m (19'1" x 16'2") max
- En Suite - 2.01m x 1.91m (6'7" x 6'3")
- Garage - 5.46m x 2.72m (17'11" x 8'11")



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

