



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Willow Crescent, Market Harborough

3 1 2





### “A Garden & Outlook To Impress”

Nestled within a desirable residential location with delightful views over the neighbouring countryside, this fantastic three-bedroom home is sure to impress, boasting newly painted decor throughout, a south facing garden and for sale with no upward chain!

Conveniently located within walking distance to the town centre, Welland Park Academy, Farndon Fields Farm Shop, local amenities and the train station. The property also offers close driving links to the A6 and M1.

Welcoming entrance porch with a fitted door mat and a part glazed door leading into the living room.

Beautifully presented living room featuring neutral decor and carpeting, a large window to the front elevation, glass panelled double doors into the dining room and a door leading to the first-floor staircase.

Fantastic dining room providing delightful views of the garden and neighbouring countryside as soon as you walk in. The room boasts solid timber flooring, space for a large dining table and chairs, an archway to kitchen and French patio doors lead out to the garden.

The country style fitted kitchen features decorative panelling, a host of shaker style eye and base level units, ceramic wall tiling, a stunning granite worktop with inset draining grooves, a Belfast style ceramic sink with a mixer tap, a cooker and space for a fridge/freezer and a washing machine. There is also an under-stairs pantry/storage cupboard and a door to the covered walkway providing access to the garage, driveway and garden.

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

Three newly decorated and well-proportioned bedrooms, with two being double in size. The third bedroom is a very large single size, overlooks the delightful garden, brook and countryside, and could double as a home office or very generous single bedroom.

The main bedroom also benefits from fitted wardrobes and two additional storage cupboards.

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

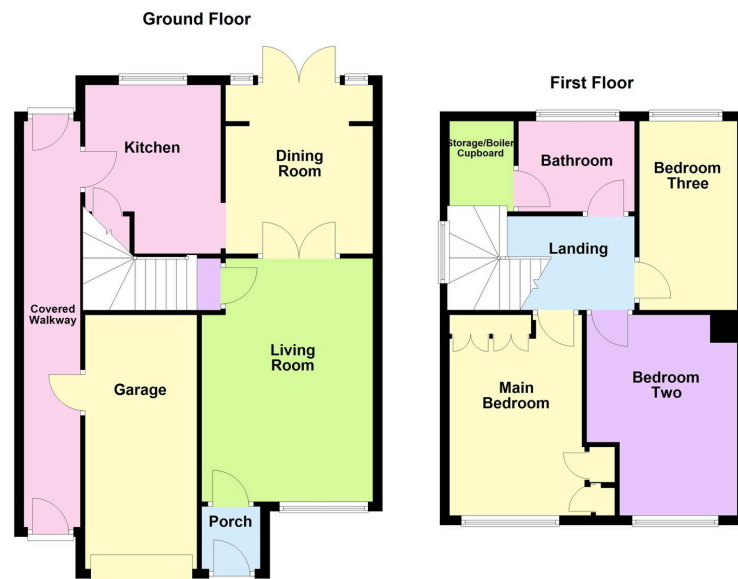
There is also a large storage/boiler cupboard with power sockets and lighting, providing an excellent storage space and housing the boiler.

Single garage with an electric roller door, power, lighting and a side door to the covered walkway.

Nestled down a desirable enclave within a stone's throw of the neighbouring green, the property boasts a neat and attractive frontage, enclosed by a charming low level red brick wall with a block paved driveway providing off road parking for two to three cars. There are also planted borders, access to a single garage and a covered walkway leading to the garden.

The south facing rear garden boasts fantastic views of the neighbouring countryside and local brook, providing a tranquil setting to enjoy and relax, having been professionally landscaped to make the most of the entire space and offer low maintenance gardening. The garden also features three tiered sections with block and ceramic paving, raised flower beds and ample space for outdoor seating. There is also a metal storage shed, outdoor power supply, an outside tap and access to the front elevation through the covered walkway.





- Living Room - 5.13m x 3.61m (16'10" x 11'10") max
- Kitchen - 3.51m x 2.84m (11'6" x 9'4") max
- Dining Room - 3.56m x 3.1m (11'8" x 10'2")
- Main Bedroom - 4.14m x 3.05m (13'7" x 10'0") max
- Bedroom Two - 4.09m x 2.59m (13'5" x 8'6") max
- Bedroom Three - 3.99m x 2.06m (13'1" x 6'9")
- Bathroom - 2.44m x 1.91m (8'0" x 6'3")
- Storage/Boiler Cupboard - 1.91m x 1.42m (6'3" x 4'8")
- Covered Walkway - 8.53m x 1.17m (28'0" x 3'10")
- Garage - 5.26m x 2.24m (17'3" x 7'4")



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

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.

