



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Ridgeway West, Market Harborough

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“Step Onto The Ladder...”

...with this fantastic three-bedroom property boasting generous proportions, off road parking and a south facing garden situated on the desirable north side of Market Harborough, making an excellent first-time purchase, downsize or buy to let investment!

Located within walking distance of Market Harborough's thriving town centre, Great Bowden and the train station, offering excellent commuter links into London in under one hour. The property also falls within the popular catchment area for Ridgeway Primary Academy and Robert Smyth Academy.

Entrance porch with ample space for coats and shoes storage and the front internal door provides access into the hallway.

Inviting entrance hall with attractive laminate flooring, access to the useful under stairs storage cupboard and stairs rise to the first floor.

Modern kitchen/dining room situated to the front elevation featuring tiled flooring, LED spotlights and ample space for a dining table and chairs. The kitchen comprises a range of shaker style eye and base level units, a roll top worksurface, with tiled splashbacks and a stainless-steel sink with draining board. There is also a free-standing cooker with an electric four ring hob, space for a fridge/freezer, dishwasher and washing machine.

Well-proportioned living room of a generous size with laminate flooring, a delightful south facing aspect and French doors lead out to the rear garden.

Stairs rise to the first-floor landing of a generous size with access to useful airing cupboard, three bedrooms and bathroom.

Three good sized bedrooms, two of which are double in size and bedroom two and three enjoying elevated views beyond.

The main bedroom is situated to the front elevation with two feature windows and a host of fitted wardrobes.

Family bathroom featuring a decorative pattern floor and a three-piece suite to include a panel enclosed bath with shower over and tiled splashback, a low-level WC and pedestal wash hand basin.

Situated on the sought-after northern side of Market Harborough, this fantastic property offers a desirable location and benefits from being set back from the road. The property features a gravelled driveway providing off road parking for two cars and a paved path leads to the front porch.

The desirable south facing garden offers a real sun trap and a god degree of privacy, boasting the perfect spot to entertain and enjoy. There is a generous patio area prefect for seating with steps down to a main lawn, benefitting from two borders. A paved path leads to a further paved area and a secure timber gate, providing rear access.

Living Room - 4.55m x 4.44m (14'11" x 14'7")

Kitchen/Dining Room - 5.05m x 2.36m (16'7" x 7'9") max

Main Bedroom - 3.61m x 2.41m (11'10" x 7'11") max

Bedroom Two - 3.12m x 2.57m (10'3" x 8'5") max

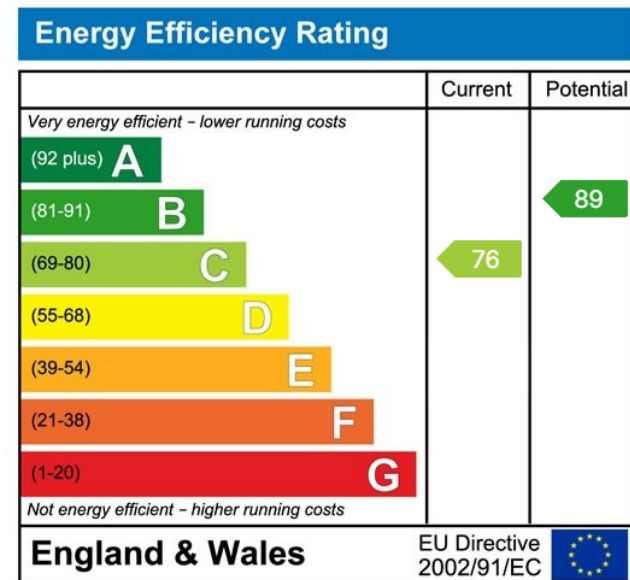
Bedroom Three - 3.07m x 2.16m (10'1" x 7'1") max

Bathroom - 2.16m x 1.7m (7'1" x 5'7")





- South Facing Garden
- Off Road Parking
- Kitchen/Dining Room
- No Chain



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.

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