



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Hartland Drive, Market Harborough

3 1 2



‘A Fantastic Opportunity...’

...To purchase this three-bedroom property offering the potential to modernise throughout and put your own stamp onto, positioned within a popular residential location, within walking distance to the train station and the town centre and featuring generous proportions and a single garage!

The property is situated within a stone's throw of the new Aldi store being built and within walking distance of two local primary and secondary schools, the town centre, local amenities, and the train station!

Welcoming entrance hall featuring timber effect flooring, a guest WC and stairs rise to the first floor.

Well-appointed living room boasting a window to the front elevation, tiled effect flooring and double doors into the kitchen/dining room.

The kitchen/dining room offers ample space for a dining table and chairs, a generous understairs storage cupboard and sliding patio doors into the conservatory.

The kitchen comprises an array of eye and base level units, a roll-top work-surface, a sink with a mixer tap and draining board, ceramic wall tiling, a single oven, a four-ring gas hob and space for a freestanding fridge freezer and a washing machine.

Naturally light conservatory benefitting from timber effect flooring, power sockets and ample windows overlooking the rear garden with two doors leading out.

Guest WC comprising laminate flooring, a wall hung wash hand basin and a low-level WC.

First floor landing with an airing cupboard and a loft hatch.

Three well-proportioned bedrooms with two being double in size and bedroom three offering a single size with a window overlooking the garden.

The main bedroom benefits from two windows flooding the room with natural light and an array of fitted wardrobes.

The shower room has the potential to be converted back to a bathroom should a buyer desire, and currently comprises of laminate flooring, ceramic wall tiling, a sit-down enclosed shower cubicle, a pedestal wash hand basin and a low-level WC.

Single garage with an electric up and over door, power sockets, lighting and a rear door to the garden.

Positioned within a corner plot the property boasts a generous frontage featuring planted borders, a driveway with the potential to park up to two cars and a pathway to the front door.

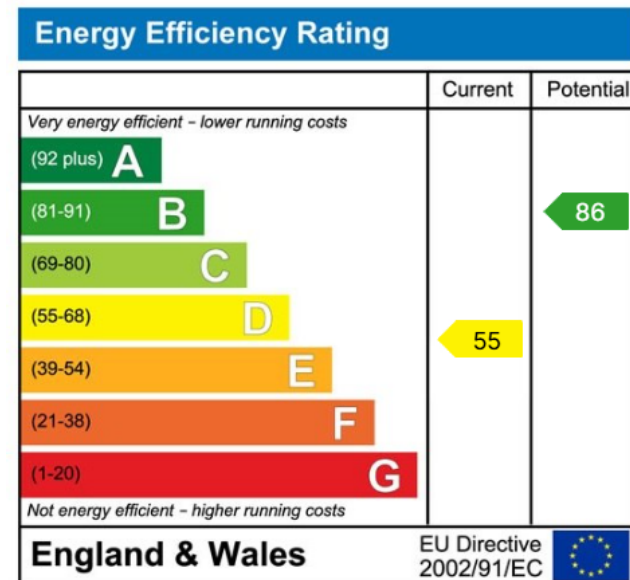
There is also access to the single garage and a side gate to the rear garden.

The paved rear garden offers a good degree of privacy and features a host of planted borders and ample space for outdoor dining. To the side of the garden is an additional paved area, rear access to the garage and a gate to the driveway.





- Living Room - 4.29m x 3.68m (14'1" x 12'1")
- Kitchen/Dining Room - 4.7m x 3.02m (15'5" x 9'11")
- WC - 1.8m x 0.99m (5'11" x 3'3")
- Conservatory - 2.44m x 1.6m (8'0" x 5'3")
- Main Bedroom - 4.11m x 2.59m (13'6" x 8'6")
- Bedroom Two - 2.84m x 2.74m (9'4" x 9'0")
- Bedroom Three - 2.74m x 1.8m (9'0" x 5'11")
- Shower Room - 1.88m x 1.68m (6'2" x 5'6")



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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