



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Arden Way, Market Harborough

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“A Position and Outlook to Impress!”

Overlooking the neighbouring green and boasting elevated views of the open park behind and countryside views beyond, this extended three-bedroom semi-detached property is sure to impress!

Offered for sale with no chain, this fantastic property boasts generous proportions, a south facing garden, a fully insulated shed with power making an ideal home office and single garage with off road parking for two cars.

Sought after residential location within walking distance of the train station, town centre and local schools. The local park and allotments are also within a stone's throw.

Entrance is gained into the extended side porch with tiled flooring, rear access out to the garden and the front door leads through to the entrance hall.

Well-proportioned entrance hall with access to the useful storage cupboard and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation with two generous windows flooding the room with natural light and features a stunning, reclaimed Victorian fireplace.

Modern and open plan kitchen/dining room offering a fantastic social entertaining room benefitting from a large window overlooking the south facing garden and views beyond, and double French doors lead out to the paved patio area.

The kitchen boasts a range of shaker style eye and base level units with a square edge worktop and tiled splashbacks, a stainless-steel sink, integrated oven and a four-ring electric hob with extractor hood over. There is also space for a fridge/ freezer, washing machine and tumble dryer. The dining aspect of the room benefits from ample room for a dining table and chairs and is tastefully decorated with a feature wall.

Ground floor shower room with dado height panelling and incorporating a white three-piece suite to include a double width shower enclosure, a low-level WC and a pedestal wash hand basin.

Stairs rise to a naturally lit first floor landing, with a window to the side elevation, an upstairs WC and a loft hatch.

Three well-proportioned bedrooms with the main and third bedroom boasting delightful views of the neighbouring park and far-reaching countryside.

The second bedroom is positioned you the front elevation and benefits from fitted wardrobes.

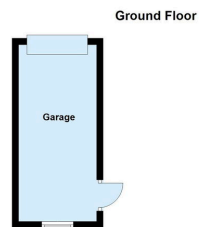
Upstairs WC comprising ceramic tiled splashbacks, a WC and wash hand basin and housing a modern Ideal boiler.

Single garage with a manual up and over door, a window, power sockets, lighting and a door out to the garden.

Perfectly positioned overlooking the neighbouring green, the property boasts a neat and attractive frontage. The front garden boasts a large, gravelled area with a charming tree within the centre, an array of planted borders and a pathway to the front door. The garage and off-road parking for this property is located to rear and accessed via Arden Close.

The delightful south facing garden is a true sun trap and boasts two paved patio areas ideal for outdoor entertaining, a well-kept lawn and planted borders. There is also a fantastic fully insulated timber shed with power and light, access to the garage and a gate leading to the off-road parking.





- Hall - 2.31m x 1.96m (7'7" x 6'5")
- Kitchen/Dining Room - 6.6m x 3.53m (21'8" x 11'7") max
- Main Bedroom - 3.76m x 2.97m (12'4" x 9'9")
- Bedroom Three - 2.87m x 2.26m (9'5" x 7'5")
- Living Room - 5.28m x 3.05m (17'4" x 10'0")
- Bathroom - 2.31m x 1.68m (7'7" x 5'6")
- Bedroom Two - 3.05m x 2.9m (10'0" x 9'6") max
- WC - 1.32m x 0.81m (4'4" x 2'8")



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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