



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Jubilee Gardens, Market Harborough, LE16 7EP

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"Nestled Away"

Nestled into Jubilee Gardens, just a short walk from the town centre, this fantastic three bedroom end of terrace property overlooks the neighbouring green, and boasts three good sized bedrooms and a conservatory!

The property is also within walking distance to local primary and secondary schools and the train station.

Entrance is gained through a feature glass and composite door into the entrance hall, access to the kitchen/dining room, living room, utility/WC and under stair storage cupboard, with stairs rising to the first floor.

Well-proportioned living room offering a large feature bay window to the front elevation and sliding doors leading through into the conservatory.

Beautiful conservatory with french doors leading out on to the rear garden.

Kitchen/dining room features an array of cream and timber base level units, timber effect roll top worktop, a stainless steel one and half bowl sink, tiled splashbacks, space for an electric cooker, a four ring gas hob, space for a freestanding fridge/freezer and dishwasher, a generous window injecting an abundance of natural light overlooking the garden, and ample space for a six seater dining table and chair.

Guest WC / utility features tiled effect vinyl flooring, space for two freestanding appliances, and comprises a low level WC and a pedestal wash hand basin.

An ample sized under stairs storage cupboard ideal for storing coats and shoes.

First floor landing with a window to the side elevation, with access to a generous storage cupboard and three good sized bedrooms, two of which benefit from being double in size.

Fantastic main bedroom boasting a generous window overlooking the garden and neighbouring green.

Main bathroom featuring floor to ceiling tiles and incorporating a three piece suite to include a panel enclosed bath with shower over, a low level WC and a pedestal wash hand basin.
Generous storage cupboard which could be used as an office or potential for an en-suite to the Master Bedroom.

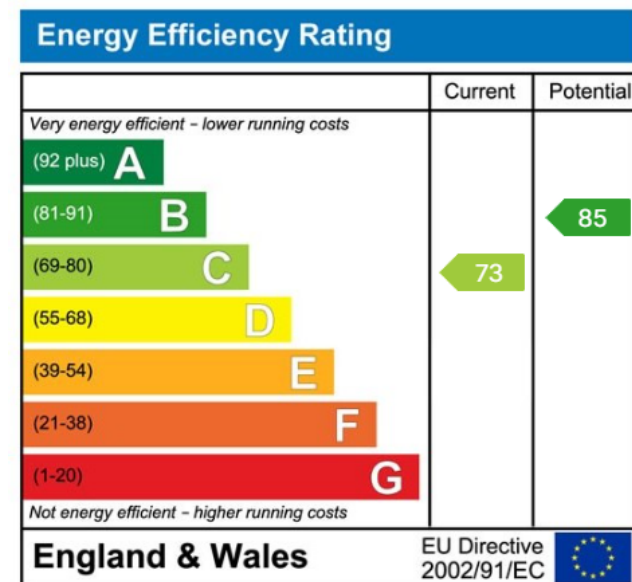
The property benefits from having off road parking in a communal carpark and features a small lawn frontage with a path leading up to the front door and an outbuilding ideal for external storage.

The west facing rear garden offers a low maintenance design featuring a paved patio area ideal for seating, further gravelled/paved seating area and a timber constructed shed for additional storage. To the rear of the garden is a secure timber gate leading to the rear of the property.





- Living Room - 4.39m x 3.73m (14'5" x 12'3")
- Conservatory - 3.05m x 2.77m (10'0" x 9'1")
- Kitchen/Diner - 4.65m x 3.25m (15'3" x 10'8")
- WC - 1.93m x 1.7m (6'4" x 5'7")
- Bedroom Two - 3.73m x 2.34m (12'3" x 7'8")
- Bedroom Three - 3.76m x 1.96m (12'4" x 6'5")
- Main Bedroom - 3.23m x 3.2m (10'7" x 10'6")
- SC - 2.39m x 1.3m (7'10" x 4'3")
- Bathroom - 2.08m x 1.7m (6'10" x 5'7")



63 High Street, Market Harborough,
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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.

