



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cromwell Crescent, Market Harborough

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“The Plot, Position and Potential!”

Situated on an extensive size plot with a generous south-east facing garden and a private outlook, this two bedroom detached bungalow with loft room and garage, offers the perfect position with excellent potential throughout!

Offered for sale with no chain, this fantastic property boasts the perfect opportunity for buyers to add their own stamp to with further modernisation of extension (subject to obtaining relevant planning consents).

Highly sought after residential location with the neighbouring playing field located within a stone’s throw, access to the local bus route and the town and train station both within walking distance.

Entrance is gained into the entrance hall with the benefit of a generous loft hatch with pull down ladder providing access to the converted loft room.

Bay fronted and well-proportioned living room situated to the front elevation with a charming log burner offering a focal point to the room.

Kitchen/breakfast room overlooking the sought-after south-east facing garden with a large window, a rear door leading out and access to a useful storage cupboard and boiler cupboard. This fantastic room comprises red quarry tiled flooring, an array of shaker style eye and base level units with a roll top work surface and stainless steel, one and a half bowl sink. There is a free-standing cooker and space for a fridge/ freezer and washing machine.

Two double bedrooms, the main bedroom located to the front elevation and the second bedroom enjoying an outlook of the garden.

Family bathroom with tiling to dado height and incorporating a three piece suite to include a panel enclosed bath, a low level WC and a pedestal wash hand basin.

Converted loft room benefiting from attractive raked ceilings and a large dormer window offering elevated views beyond and the potential to modernise further with a staircase if desired to meet modern building regulations.

Single garage providing storage, a side window and double doors to the front elevation.

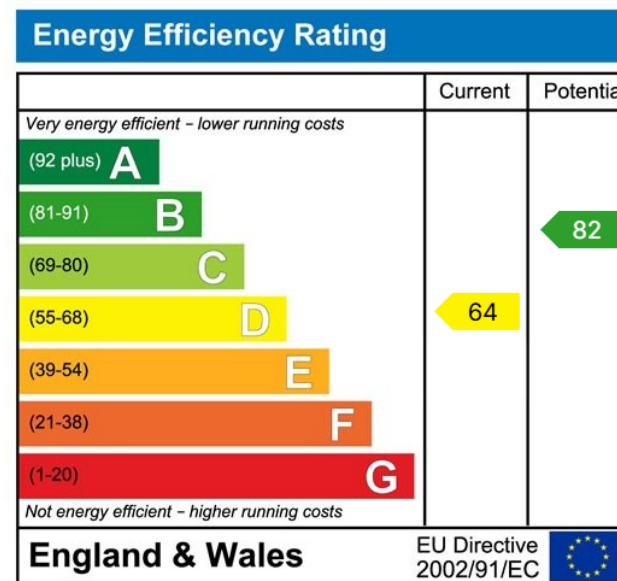
Set back from the road, the property boasts a generous frontage offering a rare opportunity with its excellent plot size. Neatly set back; the property is retained by a charming, low level hedgerow with a gravelled and planted border featuring a wealth of mature shrubbery. A sweeping gravelled driveway provides off road parking for 3-4 cars and a paved path leads to the front door. The large frontage could easily be landscaped for further parking if required and benefits from double gated, side access to the garage and garden beyond.

The extensive rear garden is larger than you would expect and has been beautifully cared for and established over many years. The desirable garden features a south/east facing aspect and offers a true gardeners paradise with its variety of sections and array of colour from the mature plantings. There is paved patio area and a generous main lawn which extends to the rear boundary with a number of well stocked planted borders, mature trees and shrubbery. A paved path provides a walk way to the rear of the garden with the potential of a wide allotment area and a host of trees to the rear. The outlook offers a good degree of privacy with established trees beyond.





- Living Room - 4.44m x 3.51m (14'7" x 11'6")
- Kitchen/Breakfast Room - 4.44m x 2.26m (14'7" x 7'5") max
- Main Bedroom - 3.68m x 3.18m (12'1" x 10'5")
- Bedroom Two - 3.23m x 2.29m (10'7" x 7'6")
- Bathroom - 2.29m x 1.57m (7'6" x 5'2")



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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