



**HENDERSON
CONNELLAN**
ESTATE AGENTS



“A Location and Proportions To Impress”

Occupying a desirable position within a stone’s throw of the neighbouring green, this fantastic semi-detached property has been extended and boasts three double bedrooms, a delightful rear garden and a garage!

The property is ideally situated within walking distance to the local park, Ridgeway Primary School and Robert Smyth Academy. Other local schools are also close by, as well as the town centre and the train station, which offers direct links to London St Pancras.

Entrance porch with ceramic tiled flooring, a window to the side elevation and a door into the welcoming entrance hall.

The entrance hall benefits from an under-stair’s storage cupboard, a guest WC and stairs rise to the first floor.

Double doors off the hallway lead into the beautifully appointed and extended living room, boasting a dual aspect flooding the room with an abundance of natural light and a door into the kitchen. The room features a charming stone fireplace with an electric fire, space for additional seating or dining, and sliding patio doors lead out to the garden.

Well-presented kitchen/breakfast room offering a dual aspect and a large window overlooking the rear garden, ceramic tiled flooring, space for a table and chairs, and access to the separate utility room. The kitchen comprises shaker-style eye and base level units with under counter lighting, a roll top worksurface, ceramic wall tiling, a stainless-steel sink with a mixer tap and draining board, a single oven, a four-ring gas hob and space for a dishwasher and an under-counter fridge.

Utility room with continued ceramic tiled flooring, units and work-surfaces, space for additional appliances with plumbing for a washing machine and tumble dryer, a door into the garage and a door to the garden.

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

Naturally lit first-floor landing with a window to the side elevation and a loft hatch to a fully boarded attic with a ladder.

Three beautifully presented bedrooms all boasting a double size with modern carpeting.

The main bedroom features a generous window to the front elevation and an array of built-in wardrobes with an airing cupboard.

Modern shower room comprising slate effect tiled flooring, attractive ceramic wall tiling, a storage cupboard and a white three-piece suite to include a large walk-in shower (with space to reinstate a bath if preferred), a pedestal wash hand basin and a low-level WC.

Single garage with a manual up and over door, storage above, lighting, power sockets, a water tap and a door into the utility room.

Positioned within a desirable residential location and neatly set back from the road, the property occupies a generous frontage with off road parking for two cars, a well-kept lawn and access to the single garage.

The established rear garden is much larger than you’d expect, and has been beautifully maintained, with a variety of sections to enjoy throughout the entire day. Directly adjoining the property is a paved patio area, ideal for outdoor entertaining with steps leading down to the remainder of the garden, which is mainly laid to lawn, boasting a variety of well-stocked planted borders, a small pond with a water feature and to the bottom of the garden are two additional seating areas.





- Living Room - 8.99m x 3.38m (29'6" x 11'1") max
- Dining Room - 2.87m x 2.16m (9'5" x 7'1")
- Kitchen/Breakfast Room - 5.33m x 2.34m (17'6" x 7'8")
- Utility - 2.87m x 2.39m (9'5" x 7'10")
- WC - 1.68m x 1.04m (5'6" x 3'5")
- Main Bedroom - 3.66m x 2.84m (12'0" x 9'4") max
- Bedroom Two - 3.4m x 3.02m (11'2" x 9'11")
- Bedroom Three - 4.6m x 2.29m (15'1" x 7'6") max
- Shower Room - 2.72m x 2.36m (8'11" x 7'9") max
- Tandem Garage - 5.79m x 2.39m (19'0" x 7'10")



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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