



**HENDERSON
CONNELLAN**
ESTATE AGENTS

The Broadway, Market Harborough, LE16 7LZ

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"Plot and Potential Combine..."

...to create this generously proportioned semi-detached home, set on a spacious plot just a short walk from the town centre. Offering three double bedrooms, a southwest-facing garden, and exciting scope for modernisation throughout, this property is bursting with potential.

The property benefits from a brand new roof finished in July 2025, with new rafters, guttering and fascias boards, with a 25 year warranty.

Entrance through the timber and glazed front door into the spacious entrance hall with access to the guest WC and stairs flow up to the first-floor landing.

Spacious living/dining room benefitting from a dual aspect with a window to the front elevation and sliding patio doors to the south west facing rear, creating a naturally light room.

Kitchen/breakfast room comprising a host of eye and base level timber units, roll top work surfaces, a composite one and a half bowl sink, a five-ring gas hob, an integrated dishwasher, and space for multiple under counter appliances.

The side lean-to provides a door out to the front elevation, offering an additional storage area if required, with access to the utility room and opening through to the conservatory with French doors leading out.

Guest WC with a window to the front elevation and a low-level WC.

Stairs flow up to the first-floor landing with access to the attic via a hatch.

Three well-proportioned double bedrooms, with the main and second bedrooms providing views out of the spacious and delightful rear garden.

Bathroom comprising ceramic tiled walls and a three-piece suite to include a low-level WC, a vanity enclosed wash hand basin and a corner bath with a handheld shower wand.

The property comprises a hard standing frontage enclosed by a mid-level hedgerow providing off road parking for two cars. A gate leads through into a covered area with space for bin storage.

The southwest facing rear garden offers the perfect space for keen gardeners and features a spacious patio leading from the rear doors providing the perfect space to sit out and entertain with friends. A path flows through to a greenhouse and into the main lawn area with a multitude of mature plantings and high-level conifers to give a degree of privacy. The lawn flows toward the rear, where an arch opens to the timber shed at the rear.





- Entrance Hall - 3.94m x 2.54m (12'11" x 8'4")
- Living/Dining Room - 7.8m x 3.58m (25'7" x 11'9")
- Kitchen/Breakfast Room - 3.94m x 3.3m (12'11" x 10'10")
- Utility - 2.39m x 1.93m (7'10" x 6'4")
- Conservatory - 6.2m x 3.07m (20'4" x 10'1") max
- Lean-To Storage Area - 3.23m x 2.39m (10'7" x 7'10")
- Main Bedroom - 4.32m x 3.56m (14'2" x 11'8") max
- Bedroom Two - 3.94m x 3.33m (12'11" x 10'11") max
- Bedroom Three - 3.56m x 3.33m (11'8" x 10'11")
- Bathroom - 2.92m x 1.52m (9'7" x 5'0")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

