



**HENDERSON
CONNELLAN**
ESTATE AGENTS

East Street, Market Harborough

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“Attention First Time Buyers”

Situated on an established road within close walking distance of the town, this impressive end of terrace property boasts generous proportions throughout, two double bedrooms and a low maintenance rear garden, making this a perfect choice for first time buyers!

Conveniently located within close walking distance to the town centre with a variety of independent local shops and restaurants. Local schools, gyms and the train station are also within walking distance, with easy driving links to the A6 and A14.

Entrance through the uPVC front door leading into the entrance hall with double doors opening into the guest WC.

Dining room with high ceilings, dual aspect windows and a decorative period fireplace.

Living room featuring a gas fireplace with a decorative brick surround, double windows injecting natural light and stairs flowing up to the first-floor landing.

Kitchen/breakfast room comprising triple aspect windows injecting natural light, ceramic tiled flooring, eye and base level fitted units, square edged work surfaces, a stainless steel street one and a half bowl Franke sink, an integrated Stoves electric cooker with a four ring gas hob, space for a washing machine, tumble dryer and an under counter fridge, and a door leads out to the rear garden.

Two bedrooms on the first floor, one a spacious double with a period style fireplace and an over stair storage cupboard. The second bedroom features dual aspect windows injecting natural light.

Bathroom comprising vinyl flooring, a period style towel rail, and a white three-piece suite to include a low-level WC, a wall hung wash hand basin and a panel enclosed bath with an electric shower over.

The rear garden benefits from a low maintenance design with a fully paved garden with a planted border, space for a patio table and chairs, an external storage cupboard and a gate out on to East Street.

Living Room - 4.39m x 3.25m (14'5" x 10'8") max

Kitchen - 4.01m x 2.64m (13'2" x 8'8")

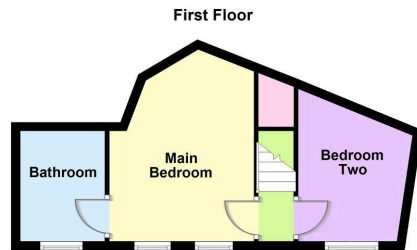
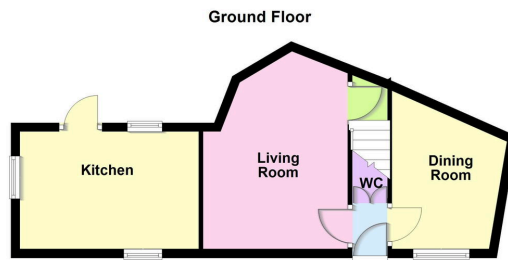
Dining Room - 3.18m x 3.15m (10'5" x 10'4") max

Main Bedroom - 4.39m x 3.28m (14'5" x 10'9") max

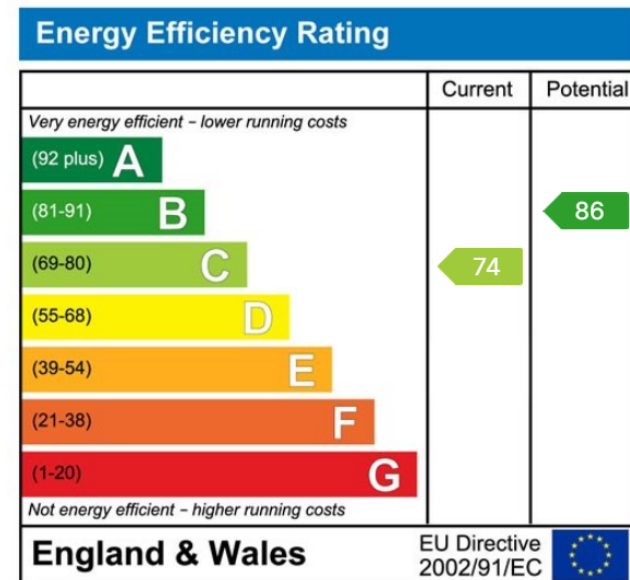
Bedroom Two - 3.18m x 2.29m (10'5" x 7'6") max

Bathroom - 2.67m x 1.91m (8'9" x 6'3")





- Two Bedrooms
- Courtyard Garden
- Period Features



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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.

