



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## Marlborough Way, Market Harborough

2 1 2



### “Location & Design Combine...”

...to form this impressive semi-detached property, situated in a sought-after location and boasting a fantastic design incorporating two/three double bedrooms, an open plan kitchen/dining room, a converted garage and a spacious rear garden!

Conveniently located within walking distance to Robert Smyth and Ridgeway Academies, the town centre with a variety of independent local shops and restaurants, and the train station with links to London St Pancras within an hour. A local park is just a short walk away, perfect for dog walking.

Entrance through the composite front door leading into the porch with laminate flooring, space for coat and shoe storage and a door through to the living room.

Spacious living room benefitting from recently fitted carpets and décor, a large front aspect window injecting an abundance of natural light, a beautiful open fireplace with a stone surround and a door through to the inner hall.

Retro kitchen/dining room, formerly two rooms and knocked through to create a spacious entertaining room. The room comprises checkerboard vinyl flooring, an under-stair storage cupboard offering an ideal pantry, French doors opening out to the rear garden and ample space for an eight-seater dining table and chairs.

The kitchen comprises eye and Base level 50's style units, a one and a half bowl ceramic sink, sliding glass eye level storage, a square edged work surfaces, a freestanding Flavel electric cooker and a freestanding dishwasher.

Modern shower room, updated in 2025, comprising attractive vinyl flooring, ceramic tiled walls, a low-level WC, a vanity enclosed wash hand basin and a panel enclosed bath a fitted shower over.

Separate guest WC with laminate flooring and a white two-piece suite.

The garage has been converted to create a room of multiple purposes. Boasting laminate flooring, space for a washing machine and tumble dryer, a rear side door and a window to the front elevation, the room offers the potential to be used as a study, second reception room or ground floor bedroom.

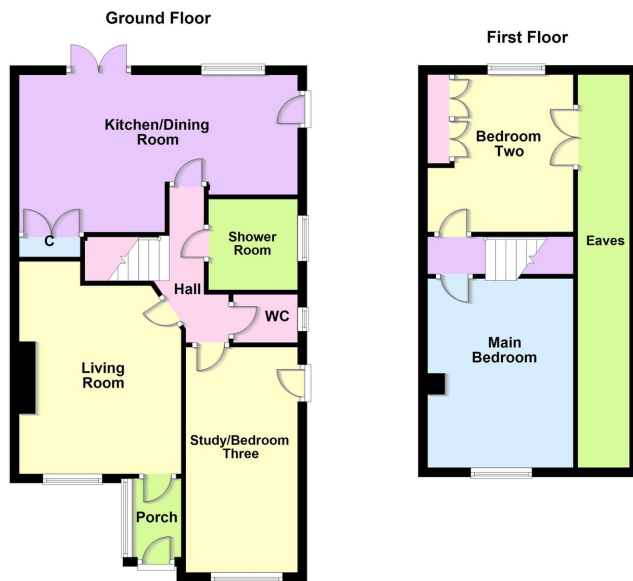
First floor landing with access to the attic via a hatch.

Two well-proportioned bedrooms, both benefitting from being double in size with the second bedroom providing access to spacious eaves storage and fitted wardrobes.

The property features a neat and low maintenance frontage comprising a hard standing driveway providing off road parking for one car with a gravelled area providing additional parking if required. A secure timber gate provides access to the rear garden.

The rear garden offers a slate patio leading from the rear doors offering the ideal space to sit and entertain with friends. Steps lead up to a main lawn area, flanked on both sides by mature shrubbery with a path leading to the summerhouse at the end of the garden. The summerhouse benefits from French doors, power and light with a storage shed to the right-hand side.





- Living Room - 4.6m x 3.51m (15'1" x 11'6") max
- Kitchen/Dining Room - 6.02m x 3.38m (19'9" x 11'1")
- Bathroom - 1.96m x 1.63m (6'5" x 5'4")
- WC - 1.4m x 1.04m (4'7" x 3'5")
- Study/Bedroom Three - 4.88m x 2.41m (16'0" x 7'11")
- Main Bedroom - 4.11m x 3.48m (13'6" x 11'5")
- Bedroom Two - 3.35m x 3.15m (11'0" x 10'4")



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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.

