



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fir Tree Walk, Market Harborough

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“Downsize in Style!”

Situated in an established and popular residential within short walking distance to the town centre, this impressive, detached and bespoke built residence offers the perfect choice for those wishing to downsize without compromising on space with its generous proportions throughout, two double bedrooms, off road parking and a garage!

Conveniently located within close walking distance to the town centre with a variety of independent local shops and restaurants, supermarkets, Market Hall, recreation grounds, churches and a train station.

Entrance through the timber front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing with a window to the front elevation, flooding the space with natural light.

Spacious living room in excellent decorative order, featuring a window to the side elevation and sliding patio doors to the rear creating a dual aspect, and a feature gas fireplace with a stone surround creating a focal point to the room.

Formal dining room with a window to the front elevation and ample space for a six-seater dining table and chairs.

Kitchen comprising vinyl flooring, eye and base level fitted units, square edged work surfaces, a white ceramic sink with drainage board, a freestanding electric cooker, an integrated Siemens dishwasher, and space for a fridge/freezer.

Separate utility room with space and plumbing for a washing machine and tumble dryer, and a door leads out to the rear garden.

Guest WC comprising ceramic tiled walls and a white two-piece suite.

First floor landing with access to the attic via a hatch, and a spacious storage cupboard.

The first floor has been carefully designed to maximise the use of the eaves as storage cupboards with multiple hanging rails.

Spacious main bedroom with a window to the side elevation, ample eaves storage creating a study space in one of the eaves, and a fantastic en suite bathroom. The en suite comprises ceramic tiled walls, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

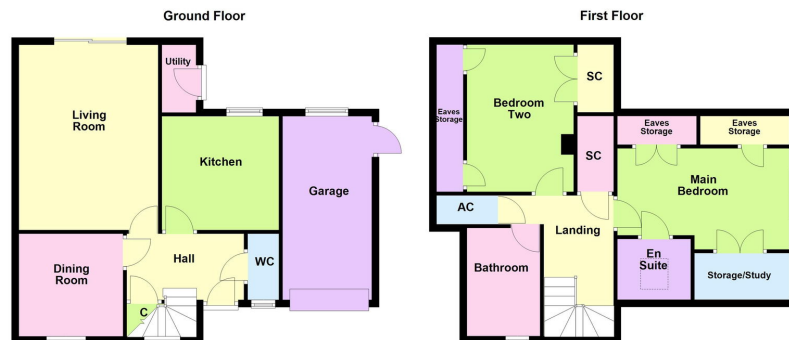
Double sized second bedroom with ample eaves storage and a window overlooking the rear garden.

Modern shower room comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a pedestal wash hand basin and a double width shower with a fitted shower over.

Single garage with an electric roller door, a side personnel door and benefitting from power and light.

The property benefits from a neat and low maintenance frontage, comprising a generous gravelled area, and a block paved driveway providing off road parking for two cars. A timber shed also provides additional storage. The courtyard style rear garden features a gravelled area with a raised circular pond, a circular patio to the rear offering the ideal space to sit out, and a paved path flows around to the garage side door.





- Living Room - 4.98m x 3.84m (16'4" x 12'7") max
- Kitchen - 3.23m x 2.97m (10'7" x 9'9")
- Dining Room - 2.82m x 2.82m (9'3" x 9'3")
- WC - 1.83m x 0.86m (6'0" x 2'10")
- Main Bedroom - 4.88m x 2.79m (16'0" x 9'2")
- Storage/Study - 2.59m x 1.24m (8'6" x 4'1")
- Bedroom Two - 4.06m x 2.95m (13'4" x 9'8")
- Bathroom - 2.79m x 1.98m (9'2" x 6'6")
- Airing Cupboard - 1.7m x 0.79m (5'7" x 2'7")
- Garage - 4.93m x 2.46m (16'2" x 8'1")



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.

