



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Northleigh Grove, Market Harborough

2 1 1



“Location and Design Combine...”

...to form this impressive semi-detached dormer bungalow, situated in a highly desirable area on the north side of town, boasting generous proportions throughout, two bedrooms and a delightful rear garden!

Conveniently located within walking distance to the footpath via Logan Crescent giving access to the towpath, canal basin and scenic country park walk, with the town centre also within walking distance offering a variety of independent local shops and restaurants.

Entrance through the uPVC front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing.

Kitchen comprising eye and base level units, roll top work surfaces, a stainless-steel sink, a freestanding cooker, space for a washing machine and fridge/freezer. And access to the useful under stair storage cupboard housing the combi boiler.

Spacious and open plan living/dining room, benefitting from a dual aspect flooding the room with natural light with sliding patio doors out to the rear garden, and a feature gas fireplace offering a focal point to the room.

Ground floor second bedroom offering the potential to be utilised as a study if required.

First floor landing with access to the eaves storage cupboard.

Impressively spacious main bedroom on the top floor with a large window injecting natural light and a wall of fitted wardrobes.

Modern and stylish wet room comprising ceramic tiled flooring and walls, a chrome heated towel rail, a low-level WC, a wall hung wash hand basin and a walk-in shower with an electric shower over.

Situated on the desirable and established Northleigh Grove, the property features a spacious gravelled frontage with a range of established plantings. The front garden flows down the side of the property to the parking with space for two cars, one behind the gates in the car park and one in front. The delightful rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends and family. A well-maintained lawn and a path flows down the garden, with planted borders on either side, to the rear of the garden with two timber sheds and the car port.

Living/Dining Room - 8.2m x 3.45m (26'11" x 11'4") max

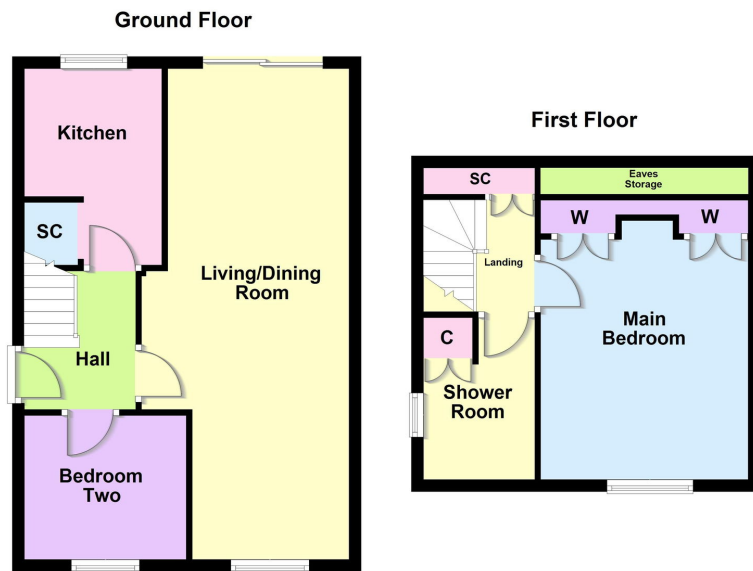
Kitchen - 3.38m x 2.29m (11'1" x 7'6")

Main Bedroom - 4.32m x 3.51m (14'2" x 11'6")

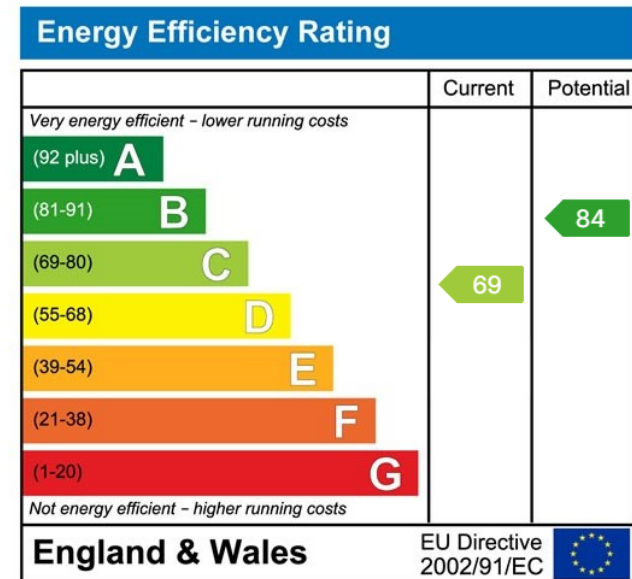
Bedroom Two - 2.72m x 2.36m (8'11" x 7'9")

Shower Room - 2.69m x 1.8m (8'10" x 5'11") max





- Desirable Location
- Off Road Parking For Two Cars
- Corner Plot
- Walking Distance To The Canal Basin



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.

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

