



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Old School Mews, Market Harborough

2 2 1



"Idyllic Town Centre Living"

Conveniently located within a desirable cul-de-sac, just a short minutes' walk from the town centre, this beautiful presented mid terrace home is sure to impress, boasting two double bedrooms, off road parking and for sale with no upward chain!

Situated within a stone's throw of the local café, the property is also within walking to a variety of independent local shops and restaurants, local schools, other amenities and the train station with links to London St Pancras within an hour.

Welcoming entrance hall featuring ceramic tiled flooring, ceiling spotlights, access to a guest WC and an attractive four panelled timber door into the living room.

This fantastic living space enjoys an abundance of natural light from a generous south-east facing window to the front elevation, complemented by attractive laminate flooring, a useful under-stairs storage cupboard with lighting, and a staircase rising to the first floor, all contributing to a bright and practical layout ideal for modern living.

Beautifully presented and thoughtfully designed, the kitchen/dining area benefits from ceramic tiled flooring, ceiling spotlights, and ample space for a dining table and chairs, while French patio doors offer a lovely view of the rear garden and create an effortless indoor-outdoor flow, perfect for entertaining.

The fitted kitchen comprises an array of shaker style eye and base level units, ceramic wall tiling, a stainless-steel sink with a mixer tap, a single oven, a four-ring gas hob, an integrated fridge/freezer, an integrated dishwasher and space for a washing machine.

Guest WC comprising ceramic tiled flooring, a pedestal wash hand basin and a low-level WC.

A galleried landing adds character with a traditional beamed ceiling, continued four-panel doors, a useful storage cupboard, and a loft hatch.

Two beautifully presented double bedrooms, in excellent decorative order with traditional timber beams.

Overlooking the rear garden, the main bedroom benefits from a lovely outlook and a private en-suite shower room, complete with a ceiling beam, ceramic wall tiling, and a white three-piece suite comprising a shower cubicle, pedestal wash hand basin, and low-level WC.

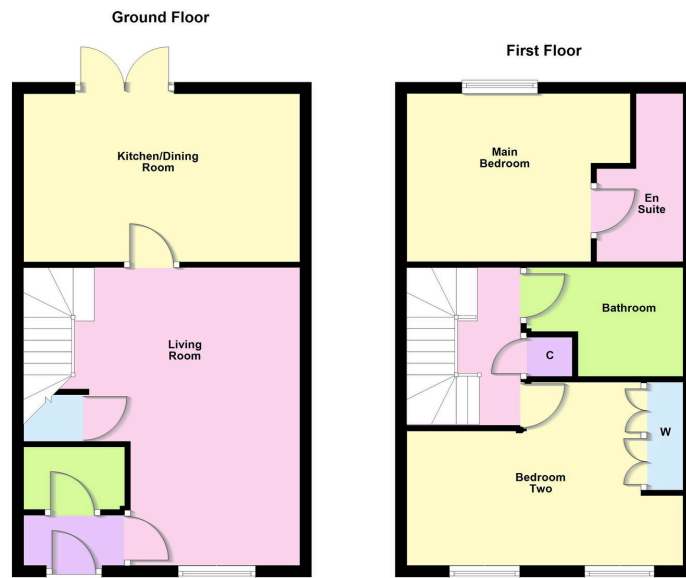
The second bedroom also offers a generous size, located to the front elevation with two windows injecting natural light and fitted wardrobes with shelving and hanging rails.

Well-proportioned bathroom complete with a traditional timber beam, timber effect flooring, ceramic wall tiling and a three-piece suite incorporating a panel enclosed bath with a traditional mixer tap with a shower attachment, and a wash hand basin and WC built within a vanity storage unit.

The front of the property offers excellent kerb appeal with neat, mature planting and a block-paved driveway providing off-road parking for two cars, alongside a pathway leading to the front door with a canopy overhead.

The rear garden has been beautifully maintained and designed with low maintenance in mind. The garden features a paved patio area ideal for outdoor entertaining, a charming low level red brick flower bed, and steps lead up to the remainder of the garden which features a good quality artificial lawn, surrounded by a host of well stocked planted borders. A timber shed offers outdoor storage and a side gate provides rear access.





- Living Room - 5.18m x 4.8m (17'0" x 15'9")
- Kitchen/Dining Room - 4.78m x 2.92m (15'8" x 9'7")
- WC - 1.68m x 1.09m (5'6" x 3'7")
- Main Bedroom - 3.89m x 3.1m (12'9" x 10'2") max
- En Suite - 3.05m x 1.57m (10'0" x 5'2") max
- Bedroom Two - 4.93m x 3.33m (16'2" x 10'11") max
- Bathroom - 2.72m x 1.91m (8'11" x 6'3") max



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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.

