



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Horsefair Close, Market Harborough, LE16 9QP

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“Immaculately Presented Bungalow”

Horsefair Close is a quiet and sought-after residential location within easy reach of Market Harborough’s beautiful town centre, offering an array of independent shops, cafes, and restaurants, along with convenient transport links including the train station providing direct services to London St Pancras.

Tucked away within a peaceful cul-de-sac, this beautifully maintained bungalow offers stylish, single-level living with modern interiors, a bright and airy layout, and stunning low-maintenance outdoor areas.

Entrance is gained through the composite front door, featuring an elegant decorative glass design, into a bright and spacious hallway providing access to all the living areas.

The spacious dual-aspect living room is filled with natural light, thanks to large windows and elegant French doors that open directly onto the beautifully landscaped rear garden. This inviting space also offers ample room for a dining table and chairs, making it ideal for both relaxing and entertaining.

The contemporary kitchen/breakfast room has been beautifully renovated to a high standard, featuring sleek white gloss wall and base units complemented by a square-edge worktop, patterned tiled flooring and tiled splashbacks. Integrated appliances include a Hotpoint double oven, four-ring electric hob, built-in extractor fan, and a Hotpoint dishwasher. A side door provides access to the conservatory

A bright and versatile conservatory extends the living accommodation, providing an ideal spot for enjoying views over the rear garden.

The main bedroom benefits from bespoke fitted storage including wardrobes, dressing table and bedside tables. A large window to the front elevation creating a bright and airy space.

The second bedroom is a generous double, featuring a large front-facing window that allows an abundance of natural light to fill the room.

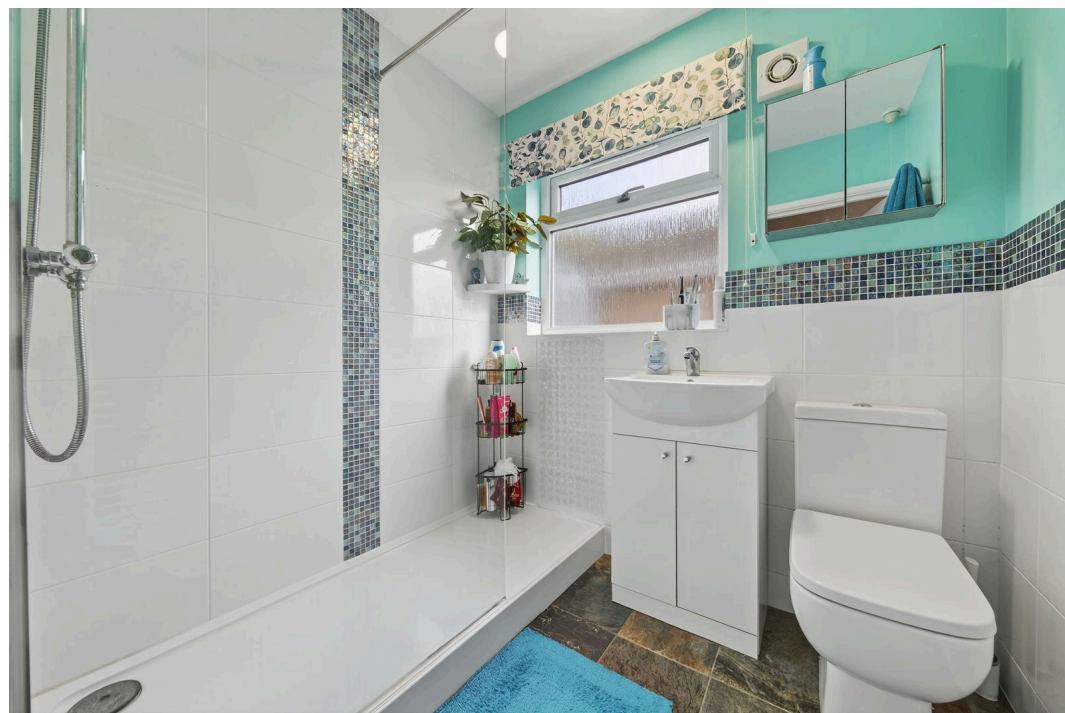
The third bedroom offers excellent versatility and can be used as a comfortable single bedroom, a home office or a cosy snug.

The modern shower room is finished to a high standard, featuring a white three-piece suite including a walk-in shower, a hand wash basin with build-in storage and a low-level WC and a white heated towel rail.

To the front of the property a block-paved driveway provides ample off-road parking for multiple vehicles. The frontage is neatly landscaped with low-maintenance, mature shrubs and plantings. A secure wooden side gate provides side access to the rear garden.

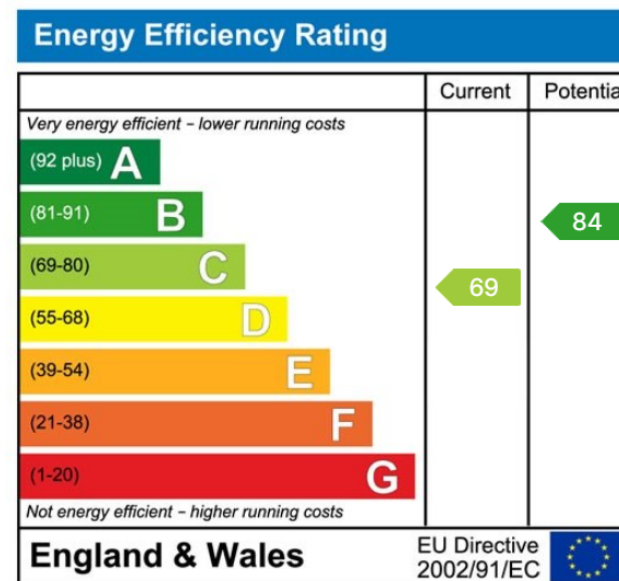
The beautifully landscaped rear garden features a block-paved patio, perfect for outdoor seating and entertaining. This leads onto a gravelled area with shed and greenhouse, while a block-paved pathway leads to a well-maintained lawn bordered by mature planting. The garden also benefits from a convenient side access door to the garage.

The property also benefits from solar panels, improving energy efficiency and helping to reduce running costs.





- Hallway - 5.64m x 3.05m (18'6" x 10'0") max
- Living Room - 6.86m x 4.93m (22'6" x 16'2") max
- Kitchen - 4.95m x 2.84m (16'3" x 9'4")
- Conservatory - 3.05m x 2.74m (10'0" x 9'0") max
- Main Bedroom - 4.72m x 2.97m (15'6" x 9'9") max
- Bedroom Two - 3.38m x 2.57m (11'1" x 8'5")
- Bedroom Three - 2.74m x 2.54m (9'0" x 8'4")
- Bathroom - 1.96m x 1.63m (6'5" x 5'4")
- WC - 1.63m x 1.09m (5'4" x 3'7")
- Garage - 7.04m x 2.51m (23'1" x 8'3")



63 High Street, Market Harborough,
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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.

