



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Rupert Road, Market Harborough

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"Location & Design Combine..."

...to form this impressive two/three-bedroom semi-detached bungalow, situated in a popular residential location within close walking distance to the shops, with off road parking and a spacious and level rear garden!

Conveniently located within close walking distance to the bus stop with links into the town centre. The shops along Western Avenue are also within walking distance, with a shop and Post Office, laundrette, fish and chip shop, florists and a hair salon.

Entrance through the uPVC front door leading into the entrance hall with laminate flooring and access to the attic via a hatch.

Spacious living room with a large bay window to the front elevation flooding the room with natural light.

Extended kitchen/dining room comprising vinyl tiled flooring, eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric double oven, a four ring gas hob, space for a washing machine and fridge/freezer, ample space for a dining table and chairs, and a door leads out to the side of the property.

Leading off the kitchen is a further room, perfect to be utilised as a snug, second reception room or a third bedroom.

Two bedrooms, both of which are double in size and benefit from fitted wardrobes.

Modern wet room comprising vinyl flooring, ceramic tiled walls, a low-level WC, a wall hung wash hand basin and a Mira electric shower over.

Single garage with timber double doors to the front elevation, a side personnel door and benefitting from lighting.

The property features a neat frontage enclosed by a low-level brick wall with a lawn area and a hard standing driveway providing off road parking for one car. The rear garden is of a good size and features a hard standing patio, two lawn areas split by a hard standing path and mature shrubbery and trees.

Living Room - 3.84m x 3.61m (12'7" x 11'10") excluding bay

Kitchen/Dining Room - 5.18m x 2.62m (17'0" x 8'7") max

Main Bedroom - 3.56m x 3.2m (11'8" x 10'6") max

Bedroom Two - 3.2m x 2.92m (10'6" x 9'7") max

Study/Snug - 2.72m x 2.59m (8'11" x 8'6")

Shower Room - 1.85m x 1.65m (6'1" x 5'5")

Garage - 4.57m x 2.41m (15'0" x 7'11")



Ground Floor



- Semi Detached Bungalow
- 2/3 Bedrooms
- Garage
- Off Road Parking



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.

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