



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stafford Way, Market Harborough, LE16 7EF

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“Family Fun!”

Boasting well-presented accommodation across three floors with off road parking, this three double bedroom semi detached property is the perfect family home!

Entrance through the timber front door leading into the inviting entrance hall with a fitted floor, a useful under stair storage cupboard and stairs flow up to the first floor landing.

Modern kitchen/breakfast room comprising attractive vinyl flooring, space for a small breakfast table, a host of eye and base high gloss fitted units, square edged work surfaces, a stainless steel one and a half bowl sink, and integrated appliances to include an AEG electric oven, a four ring electric hob, a fridge/freezer and a dishwasher.

Guest WC comprising vinyl flooring and a white two piece suite. The WC is spacious enough should a buyer wish to add additional storage cupboards.

Spacious living/dining room with French doors opening out to the rear garden and providing ample space for a six seater dining table and chairs.

First floor landing with access to a useful storage cupboard and a doorway leads through to the stairs flowing up to the main bedroom.

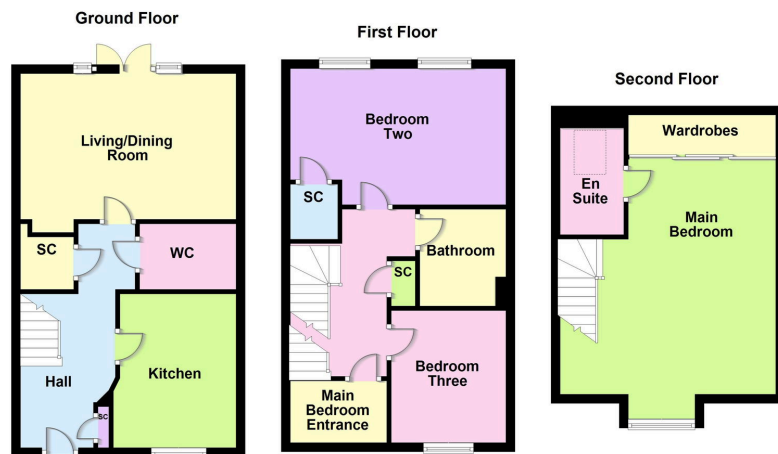
Two well-proportioned bedrooms are situated on the first floor, both benefitting from being double in size with the second boasting double windows overlooking the rear garden.

Family bathroom comprising attractive vinyl flooring and a white three piece suite to include a low level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

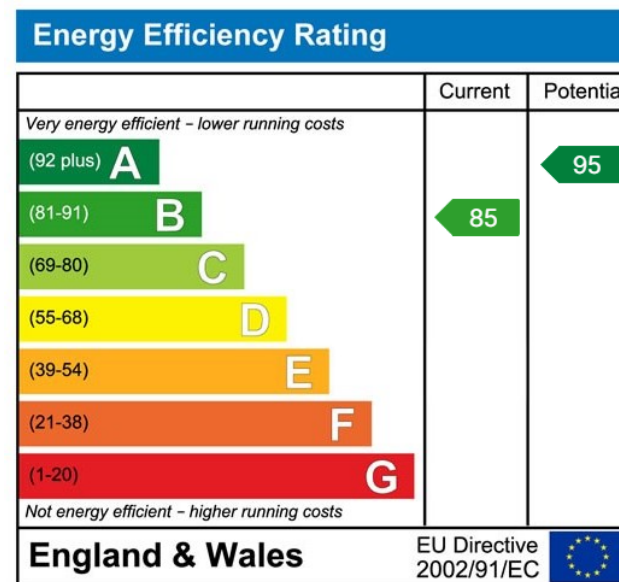
The main bedroom occupies the entire second floor and is truly impressive in size with a vaulted ceiling adding to the sense of space. A window to the front elevation and a Velux to the rear floods the room with natural light and a wall of fitted wardrobes provides additional storage.

The property boasts a neat and attractive frontage with a hard standing driveway providing off road parking for two cars. A paved path leads to the front door and evergreen plantings line the path. The 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 lawn area flows down the garden to a further gravelled patio at the rear.





- Kitchen - 3.43m x 2.72m (11'3" x 8'11") max
- Living/Dining Room - 4.78m x 3.23m (15'8" x 10'7")
- WC - 2.11m x 1.45m (6'11" x 4'9")
- Bedroom Two - 4.78m x 3.07m (15'8" x 10'1") max
- Bedroom Three - 2.9m x 2.54m (9'6" x 8'4")
- Bathroom - 2.11m x 1.88m (6'11" x 6'2")
- Main Bedroom - 5.11m x 3.25m (16'9" x 10'8")
- En Suite - 2.24m x 1.4m (7'4" x 4'7")



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

