



**HENDERSON
CONNELLAN**
ESTATE AGENTS

'A Fantastic Village Renovation Opportunity'

Positioned in the picturesque village of Clipston, this extended four-bedroom detached bungalow offers a fantastic renovation opportunity to fully modernise throughout, with its generous proportions and a south facing rear garden!



Weskters Close
Clipston
LE16 9SD





Agents Note: The property is in need of a full modernisation and it is worth noting that there are visible signs of movement with cracking within the interior and exterior walls, particularly to the left extension. It is highly recommended that any potential buyers assess the property thoroughly themselves and instruct a competent surveyor to carry out a full report. This may also affect your ability to buy with a mortgage.

Conveniently located within close walking distance to the local village amenities including the primary school, the church, village hall and countryside walks are on the doorstep. Market Harborough is just a short drive away offering a variety of independent local shops and restaurants, and a train station with excellent commuter rail links.

Formerly a two-bedroom bungalow, the property was extended to the side, creating two extra bedrooms and a kitchen, used a parent's 'annexe'.

Entrance is gained into an entrance porch with a door leading to the living room.

The living/dining room benefits from a dual aspect flooding the room with an abundance of natural light, with space for a dining table and chairs, a fireplace and sliding doors lead out to the south facing garden.

The kitchen comprises eye and base level units, a roll top worksurface, a stainless-steel sink with a mixer tap and draining board, ceramic wall tiles, an integrated fridge, a window overlooking the rear garden and a door to the side porch.

Inner hallway with access to all bedrooms, a family bathroom, an additional kitchen, and a loft hatch.

Four well-proportioned bedrooms, three being double in size with the third bedroom benefitting from sliding doors to the garden and offering the potential to be used as an additional reception room.

The main bedroom is positioned to the rear elevation and benefits from and a separate WC.

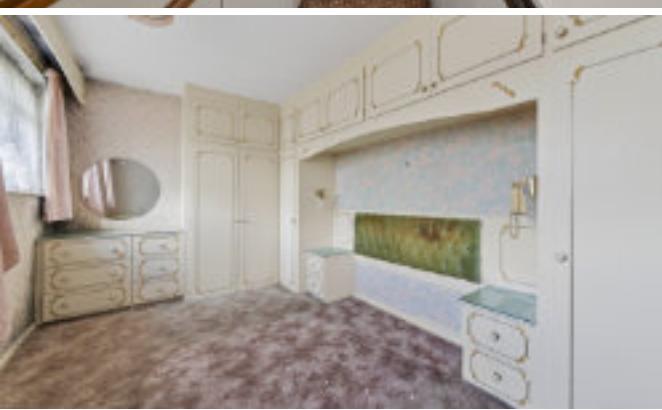
The additional kitchen offers a window to the side elevation, base level units, a roll top work surface, a stainless-steel sink with a mixer tap and draining board, a cooker and space for an under-counter fridge.

Bathroom comprising floor to ceiling wall tiles, tiled flooring, a storage cupboard, and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

A side passage provides access to the garden, the front of the property, the kitchen, and the garage.

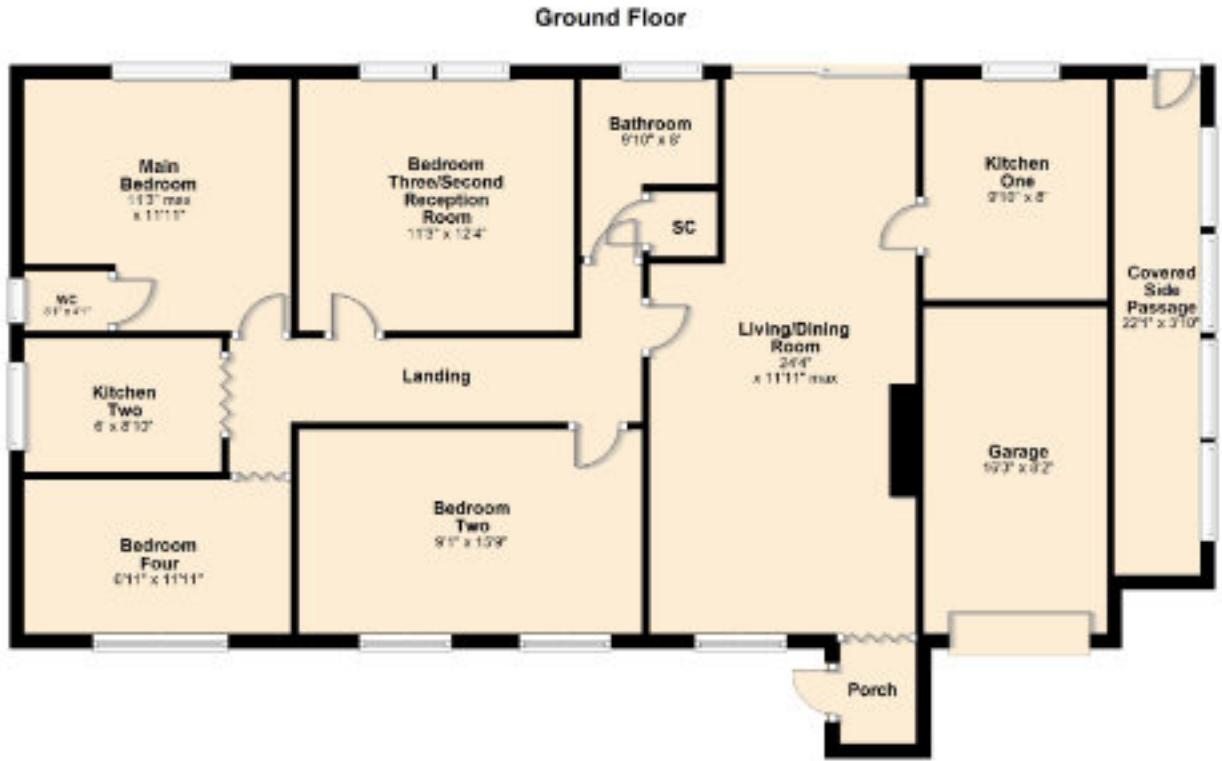
The property has an oil-fired central heating system.

Single garage with a manual up and over door, power and light supply and a window and door to the side passageway.



Positioned on a corner plot and set back from the road the property offers a generous frontage, mainly laid to lawn with a hardstanding driveway, access to a single garage, a side passage, and a porch to the front door.

The south facing rear garden offers a generous size, wrapping around to the side of the property, but with landscaping throughout it could be transformed to its former glory.



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.co.uk

hendersonconnellanmh