



**HENDERSON  
CONNELLAN**

ESTATE AGENTS



## "Room To Grow"

Occupying a sought-after and established residential position opposite a neighbouring green, this well-presented and extended four-bedroom semi-detached home offers generous and versatile living space, a superb west-facing rear garden and the added benefit of a garage. The property is offered for sale with no onward chain, making it an ideal opportunity for families and movers alike.



Cromwell Crescent  
Market Harborough  
LE16 9JW







The location is exceptionally convenient, with local shops on Western Avenue, Farndon Fields Farm Shop, the town centre and the train station all within comfortable walking distance. The train station provides direct links to London St Pancras in under an hour, while a nearby bus route offers regular services into the town centre and onward to Leicester.

Entrance is gained via a uPVC front door into a welcoming hallway featuring laminate flooring, stairs rising to the first-floor landing and access to useful under-stairs storage.

The spacious living/dining room continues the laminate flooring and offers ample space for both relaxing and entertaining. A gas fire with an attractive stone hearth and surround creates a cosy focal point, while double-glazed doors open into the conservatory, seamlessly extending the living space.

The beautifully appointed conservatory provides an excellent additional reception room, featuring tiled flooring, a plastered ceiling to help prevent summer overheating, central heating and a ceiling fan, making it a comfortable space to enjoy throughout the year.

The modern fitted kitchen is well equipped with a range of eye and base level units, ceramic wall tiling, a one-and-a-half bowl sink with mixer tap and drainer, integrated fridge/freezer, Rangemaster oven with extractor over and space for a washing machine. A door provides direct access to the rear garden.

To the first floor, the landing offers access to the part-boarded attic via a pull-down ladder.

The main bedroom forms part of the extension and enjoys a bright triple-aspect outlook, flooding the room with natural light, and benefits from a private en-suite. The en-suite is fully tiled and comprises a fully enclosed electric shower, pedestal wash hand basin, heated towel rail and low-level WC.

There are three further bedrooms, two of which are doubles and benefit from built-in wardrobes. Bedroom three also houses the airing cupboard, while bedroom four includes additional built-in storage.

The family shower room features a semi-enclosed double-length shower cubicle with electric shower, pedestal wash hand basin, heated towel rail and low-level WC, complemented by attractive patterned vinyl flooring.

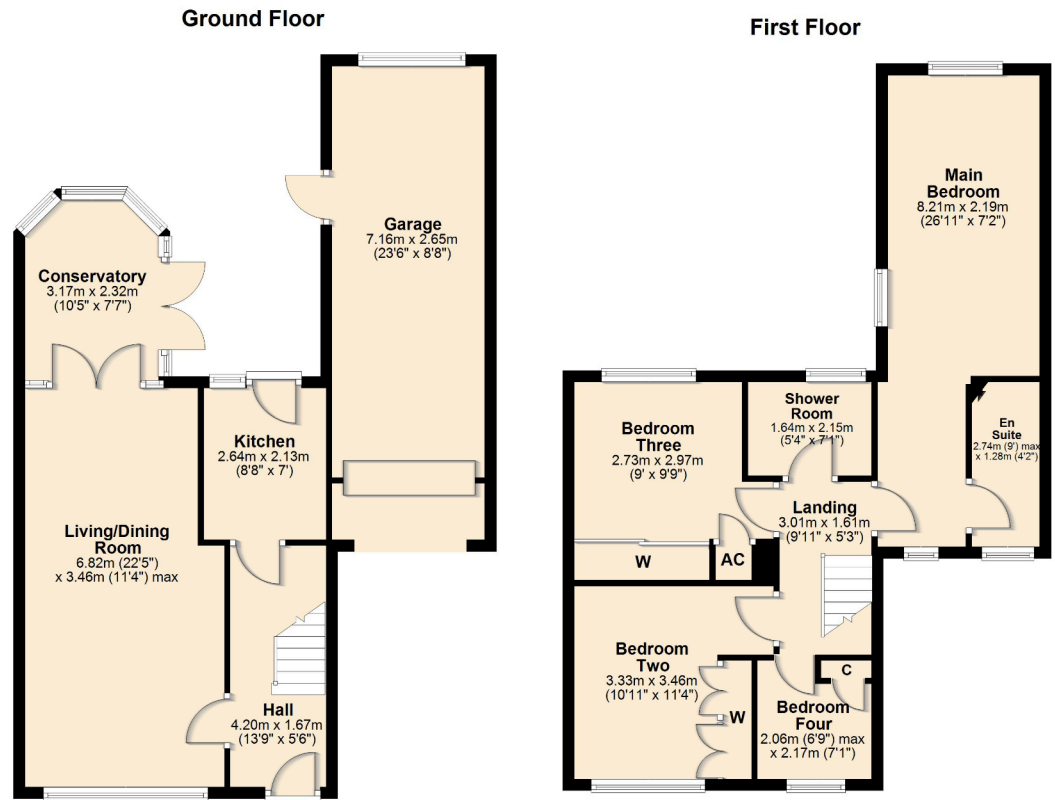
The property boasts an oversized single garage with an electric remote-controlled roller door, power and lighting, a pedestrian door to the garden and a rear window allowing for natural light.





The frontage is neatly maintained with a lawn, planted borders, a driveway providing parking for two to three vehicles and access to the garage. A path leads down to the front door, which is sheltered by a covered canopy.

The west-facing rear garden is beautifully designed and larger than expected, enjoying afternoon and evening sun. It features a generous, well-kept lawn, established shrubbery, a mature tree and a pathway leading to a greenhouse. A paved patio area provides the perfect sun trap and an ideal space for outdoor entertaining.



\*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

