



**HENDERSON
CONNELLAN**
ESTATE AGENTS

69 Stuart Road, Market Harborough

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“The Plot and Potential Combine...”

...to form this impressive, detached bungalow, situated on the establish southern side of the town within walking distance to local amenities and boasting a deceptively spacious plot, two bedrooms, an upgraded boiler and ample parking space!

Conveniently located within walking distance to the local shops and post office, the town centre and with a bus stop just a few yards down the road with links into the town centre.

Entrance through the uPVC front door leading into the inviting entrance hall with laminate flooring and access to the attic via a hatch with a drop-down ladder. The attic is boarded and benefits from power and light.

Spacious living room with a large bay window to the front elevation injecting natural light and a feature fireplace with a gas fire and a brick surround.

Kitchen comprising ceramic tiled walls, a host of eye and base level fitted units, roll top work surfaces, a stainless-steel sink, a freestanding cooker, a useful pantry cupboard, a breakfast bar, a door out to the rear garden and a wall-mounted Worcester Bosch combi boiler fitted in 2020 and serviced in 2024.

Main bedroom benefitting from being double in size with a front aspect window injecting natural light and a host of fitted wardrobes.

Second bedroom with double doors opening out to the light and airy conservatory with a ceramic tiled flooring

Modern shower room fitted in summer 2022, comprising attractive vinyl flooring, ceramic tiled walls, a chrome heated towel rail and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a double-width, walk-in shower with a fitted shower over.

Detached single garage with a manual up and over and a rear personnel door.

The property features a neat and low maintenance frontage comprising a low-level brick wall with a hard standing path splitting two gravelled areas on either side. To the side is a hard standing driveway providing off road parking for two to three garden and timber gates flow through to the rear garden. The southeast facing garden is larger than you might expect and a real sun trap. Decking leads out from the rear doors and offers the ideal space to sit out and enjoy the best of the days sun. A hard standing path flows up to the garage but also offering additional parking space, and the remaining garden has been designed with low maintenance in mind being fully gravelled with sporadic mature plantings.

Living Room - 4.11m x 3.58m (13'6" x 11'9")

Kitchen - 4.55m x 2.34m (14'11" x 7'8")

Shower Room - 2.34m x 1.65m (7'8" x 5'5")

Main Bedroom - 3.78m x 3.25m (12'5" x 10'8") max

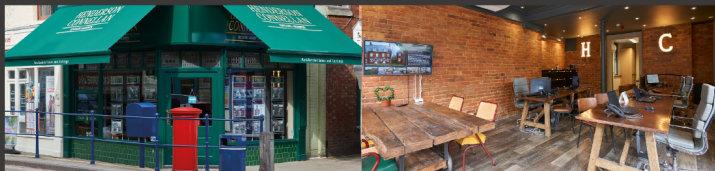
Bedroom Two - 3.33m x 2.39m (10'11" x 7'10")

Conservatory - 2.95m x 2.87m (9'8" x 9'5")

Garage - 5.72m x 2.57m (18'9" x 8'5")



Ground Floor



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

