



**Connells**

Crescent Close  
Market Harborough



### Property Description

A fantastic opportunity to acquire a well-maintained and beautifully presented three-bedroom semi-detached home, ideally positioned within walking distance of Market Harborough town centre, highly regarded schools and the mainline railway station with direct services to London St Pancras.

Offered for sale with no chain, the property offers the following accommodation: Entrance porch, kitchen/Diner, Three bedrooms and a bathroom. To the outside the property benefits from a driveway for 2 parking spaces and a good size rear garden,

Situated in a peaceful cul-de-sac, the property offers generous outdoor space, scope for future extension (subject to planning), and superb access to everyday amenities — making it an attractive choice for families, first-time buyers, downsizers and investors alike.



## Lounge

12' 10" x 12' 8" ( 3.91m x 3.86m )

A bright and inviting room featuring a UPVC double-glazed bay window, original exposed wooden flooring, electric feature fireplace, under-stairs storage cupboard, TV point and radiator.

## Dining Kitchen

10' 5" x 15' 9" extending to ( 3.17m x 4.80m extending to )

The heart of the home — a charming and spacious dual-aspect dining kitchen fitted with:

Solid wood parquet flooring,  
stylish wall and base units with wood-effect worktops and upstands integrated oven, stainless steel induction hob, fridge and freezer. Space for a washing machine  
. Ample room for a family dining table.  
Direct access to the rear garden.

## Bedroom 1

13' x 10' 3" ( 3.96m x 3.12m )

A generous double bedroom with bay window overlooking the front.

## Bedroom 2

10' 5" x 8' 9" ( 3.17m x 2.67m )

Double bedroom with views over the rear garden.

## Bedroom 3

7' 2" x 6' 8" ( 2.18m x 2.03m )

Ideal as a single bedroom, nursery or home office.

## Bathroom

Bath/WC/Basin

## Outside

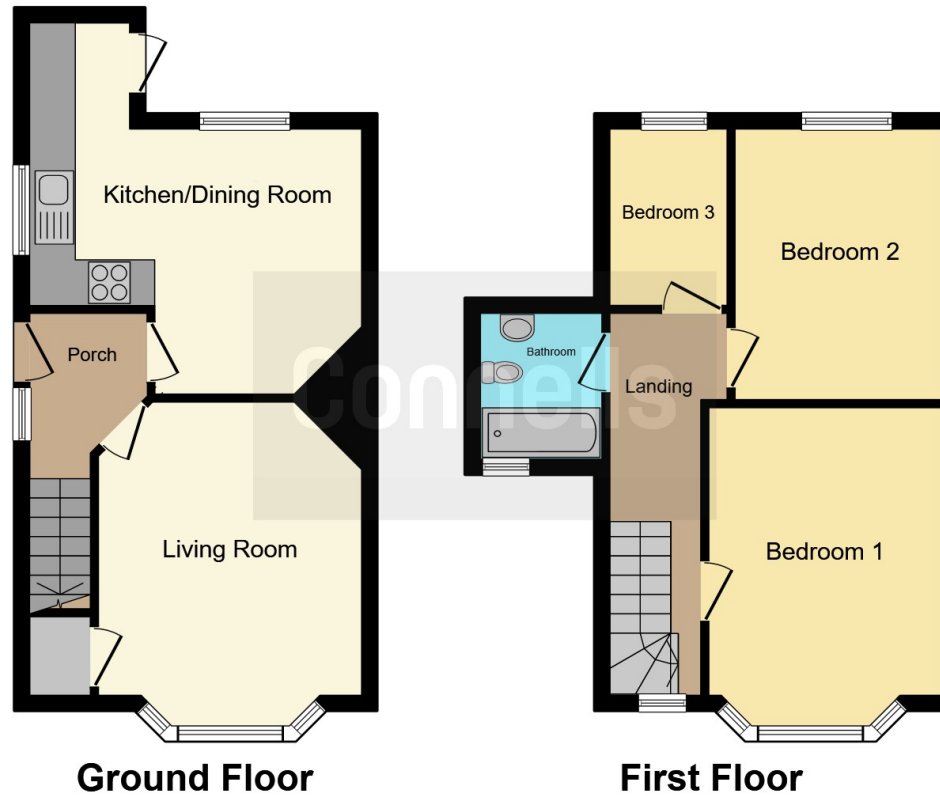
The front of the property has off-road parking for two cars and provides access to the rear garden via a side gate.

To the rear of the property is a good-sized garden with a patio area accessed from the kitchen ideally suited as a dining or seating space. With mature trees and shrubs providing privacy and enough space to have a hot tub, shed or football goal this garden is a welcome addition to any family home.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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