



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location & Design Combine..."

...to form this impressive, terraced property, situated in a desirable location within the grounds of Park House, boasting three double bedrooms, a west-facing rear garden and off-road parking!



Park House
Park Drive
Market Harborough
LE16 7BS





Sought after residential location benefitting from being nestled away from the road within walking distance of the town centre, the local amenities, canal basin and the train station.

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

Kitchen/dining room comprising vinyl flooring in the kitchen area and carpeted flooring in the dining area, eye and base level fitted units, roll top work surfaces, a stainless-steel single bowl sink with draining board, a freestanding electric oven, space for a washing and fridge/freezer, and space for a four-seater dining table and chairs in the dining area.

Spacious living room with sliding patio doors opening out to the west facing patio.

First floor landing with access to the attic via a hatch and the airing cupboard.

The main bedroom is much larger than you might expect, benefitting from going over the entrance to the development. A large west facing window floods the room with afternoon light, and there is ample room for bedroom furniture should a buyer desire.



Two further bedrooms, both benefitting from being double in size with the third having a fitted storage cupboard.

Bathroom comprising vinyl flooring and a three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a handheld shower wand.

A single garage with a manual up and over door.

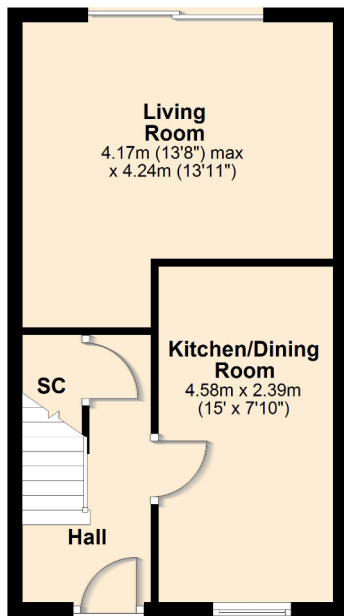
The property is of leasehold tenure with 999 years from 1 January 1986 with approximately 963 years remaining. There is a combined ground rent and service charge of approximately £1446.84 per annum.



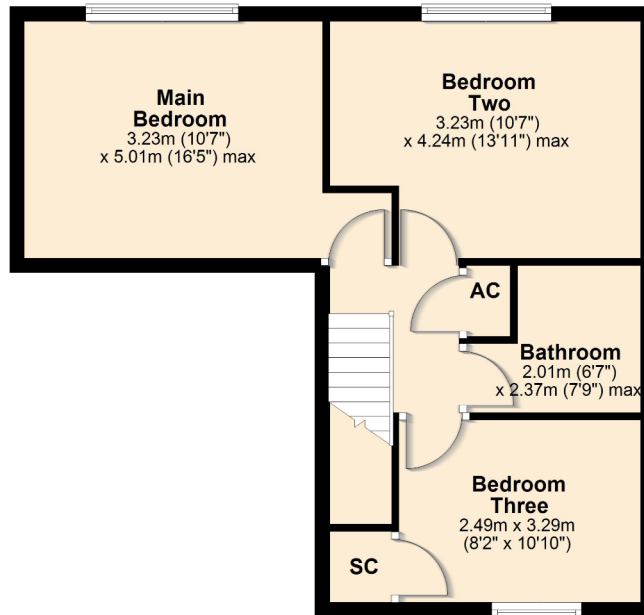
Tucked away within Park House, the property benefits from a neat and attractive frontage with off road parking for two cars.

The west facing rear courtyard garden is a perfectly situated to get the best of the afternoon sun with patio

Ground Floor



First Floor



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



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