



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Yeomanry Court

3 2 2



'Tranquil Town Centre Living'

This property offers an excellent position within a stone's throw of the town centre, local amenities and just short a walk of the train station, Welland Park and local schools and supermarkets.

Offered for sale with no upward chain.

Welcoming entrance hall with ceramic tiled flooring, access to a storage cupboard, a guest WC and stairs rise to the first floor.

Fantastic kitchen/dining room boasting ceramic tiled flooring, LED ceiling spotlights, space for a dining table and chairs and patio doors lead out to the south-facing garden. The fitted kitchen offers a range of shaker style eye and base level units, a roll top work-surface, ceramic wall tiling, a one and a half bowl sink with a mixer tap and draining board and a range of appliances to include a double oven, a four-ring gas hob, an integrated fridge and freezer and space for a dishwasher and a washing machine (dishwasher & washing machine not included).

Ground floor study/reception room offering the potential to be a fourth bedroom, with a window to the front elevation and a storage cupboard.

Guest WC comprising ceramic tiled flooring, a wall hung wash hand basin and a low-level WC.

Naturally light first floor landing with a window to the front elevation and a staircase to the second floor. The first floor benefits from access to the living room and third bedroom.

Beautifully appointed living room, boasting sliding patio doors into a balcony, overlooking the south facing rear garden and communal meadow. The room features a neutral decor, and the fantastic balcony offers a perfect space to sit and relax.

The property benefits from three well-proportioned bedrooms, with the second bedroom located on the first floor and the main and third bedrooms situated to the second floor.

The second-floor landing comprises a window to the front elevation, an airing cupboard and a loft hatch to a partially boarded attic with a drop-down ladder.

The main bedroom boasts delightful views to the rear and benefits from fitted wardrobes and an en-suite shower room. The shower room comprises ceramic floor and wall tiling, a corner enclosed shower cubicle, a pedestal wash hand basin and a low-level WC.

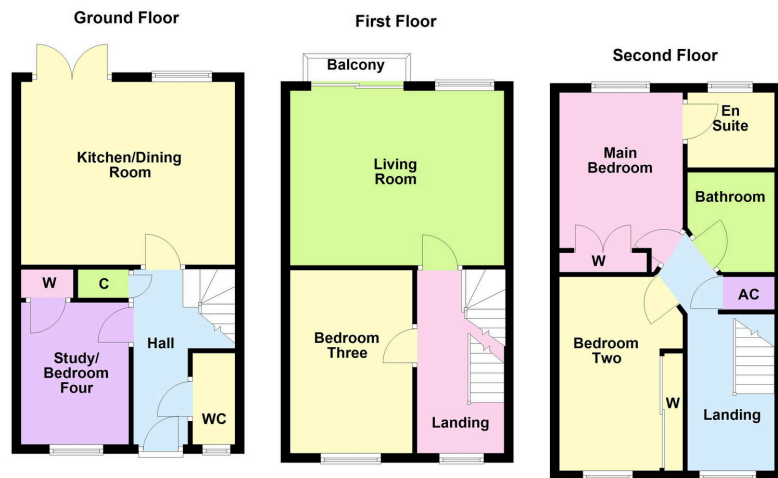
Modern bathroom featuring ceramic floor and wall tiling and a white three-piece suite to include a panel enclosed bath, a pedestal wash hand basin and a low-level WC.

Nestled within a cul-de-sac, the property is neatly set back, boasting an attractive frontage and a block paved driveway providing parking in tandem for two cars. A storage shed is also positioned within the covered parking area, and secure wrought iron gates provide access to the delightful communal meadow.

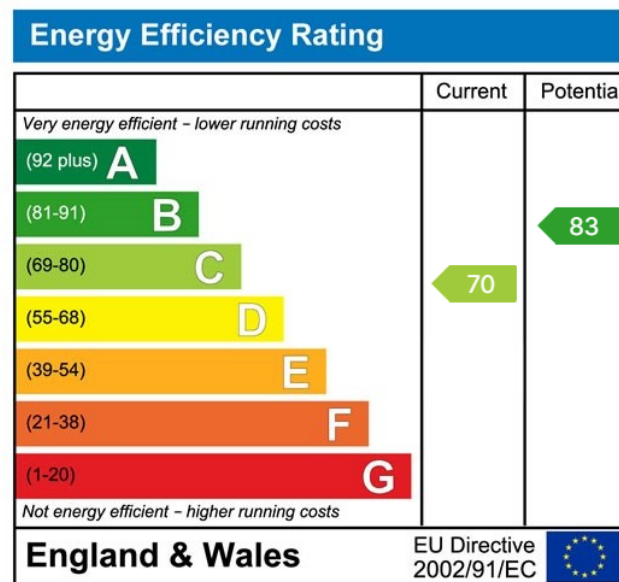
Residents of Yeomanry Court have the benefit of using a securely gated private meadow, offering a tranquil setting, overlooking the River Welland. There is a monthly service charge of £50.

The property boasts a delightful, south facing, paved garden with a rear gate onto the communal meadow.





- Kitchen/Dining Room - 4.62m x 3.89m (15'2" x 12'9")
- Study/Bedroom Four - 3.05m x 2.31m (10'0" x 7'7")
- Living Room - 4.62m x 3.96m (15'2" x 13'0")
- Bedroom Three - 3.96m x 2.49m (13'0" x 8'2")
- Main Bedroom - 3.89m x 2.79m (12'9" x 9'2")
- En Suite - 1.7m x 1.63m (5'7" x 5'4")
- Bedroom Two - 3.38m x 2.62m (11'1" x 8'7") max
- Bathroom - 2.21m x 1.7m (7'3" x 5'7")



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.

