



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Room To Grow"

Situated on an established road overlooking Burford Green, this impressive end of terrace property offers room to grow with its generous proportions, three bedrooms, sizeable west-facing rear garden and the added benefit of off-road parking!



Fairfax Road
Market Harborough
LE16 9JT





Conveniently located within walking distance to the local shops on Western Avenue, the town centre, local schools and the train station.

Entrance through the uPVC front door leading into the inviting entrance hall with stairs flowing up to the first-floor landing and a door into the living room.

Living room boasting a large front aspect window flooding the room with natural light, a decorative fireplace with a timber surround and vinyl tiled hearth, and a door leading into the kitchen/dining room.

Kitchen/dining room comprising ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel single bowl sink with drainage board, a freestanding electric cooker, a freestanding fridge/freezer and a washing machine (available by separate negotiation) space for a four seater table and chairs, and a wall mounted combi boiler installed in October 2025.

First floor landing with exposed timber floorboards and access to the attic via a hatch.

Main bedroom in excellent decorative order with stained timber floorboards and a large front aspect window injecting natural light.

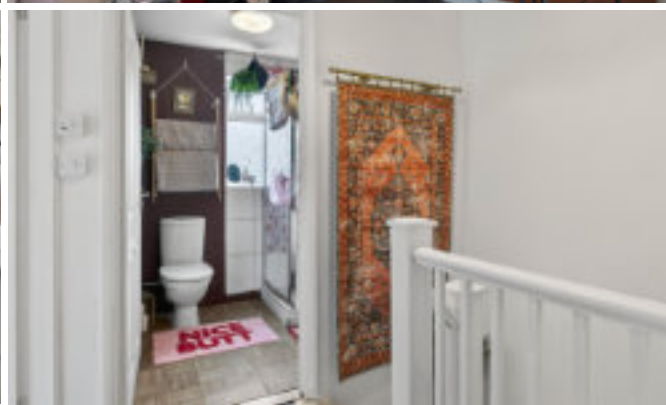
Two further bedrooms, one of which is double in size with both benefitting from fitted storage and the second bedroom overlooking the rear garden and neighbouring green beyond.



Shower room comprising laminate flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a wash hand basin and a corner shower enclosure with an electric shower over.

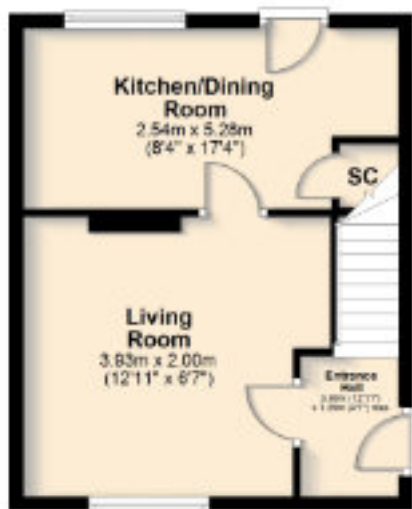
Leading from the back door is a brick-built outhouse with power and light, ideal for storage and currently housing a tumble dryer.

The property boasts a neat and spacious frontage, enclosed by a mid-level hedgerow adding a good degree of privacy and a gravelled frontage with off road parking for one car if needed. To the side of the property is a further gravelled driveway leading to the rear with a further off-road parking for one to two cars. The driveway is owned by no 36 but next door have a right of access to use the driveway to get to their garage.

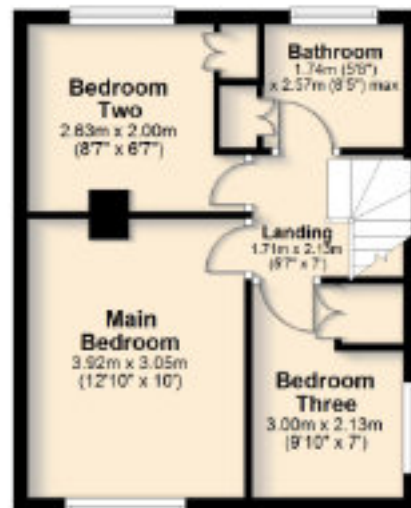


The west facing rear garden is a real delight and features a paved patio leading from the doors offering the perfect space to sit out and enjoy the best of the afternoon sun. Beyond the outhouse is a pond area with further seating space, and the patio flows into a path leading down the garden. Mature trees, shrubbery and perennial flowers line the edges of the garden, with a variety of different seating areas to enjoy the best of the sun throughout the day. To the rear of the garden is a secure timber gate leading to the off-road parking.

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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