



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Fantastic Opportunity!"

Occupying a generous plot, just a short walk from Market Harborough's thriving town centre, a single garage and an excellent west-facing garden, this three-bedroom detached property offers a fantastic opportunity for those looking to modernise and put your own stamp onto!



The Crescent
Market Harborough
LE16 7JJ





Offered for sale with no upward chain!

The property is within close walking distance of the local train station, town centre, schools, and local park.

Entrance is gained via an entrance porch, with glazed windows and a door leading into the hallway.

Welcoming entrance hall with a staircase rising to the first floor.

Beautifully appointed living/dining room, boasting a generous window to the front elevation, space for both living and dining, a gas fireplace and sliding patio doors into the conservatory.

Naturally lit conservatory with an array of windows providing delightful views over the west-facing garden, with French patio doors leading out.

Shaker style kitchen comprising a host of eye and base level units, a roll-top work-surface, tiled flooring, a Franke one and a half bowl sink with a mixer tap and draining board, a cooker and space for three under counter appliances. There is also an under-stairs storage cupboard/pantry and a side door out to the garden.

The first-floor landing boasts a large window and leads to all the bedrooms, the bathroom and the attic via a hatch.



There are three bedrooms, two of which are double in size. All bedrooms have built-in storage and large windows flooding them with natural light, and the third bedroom also accesses the airing cupboard.

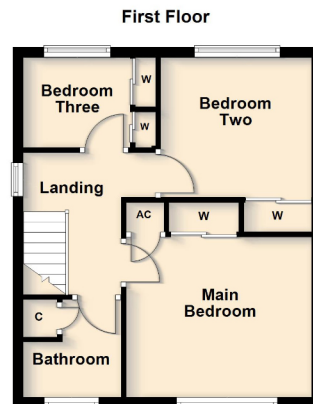
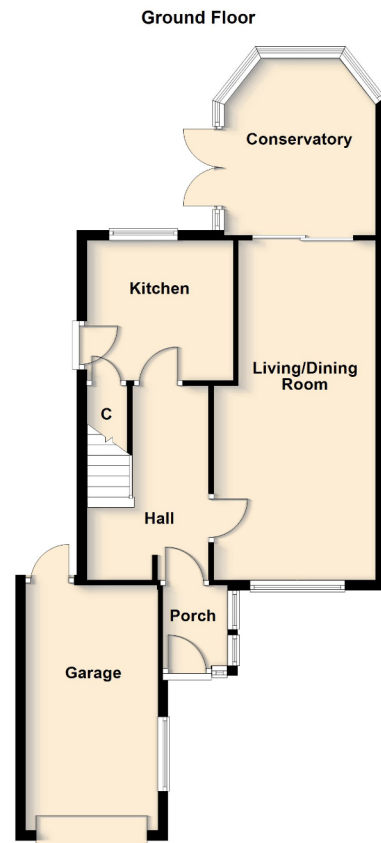
The tiled family shower room has built-in cupboards offering plenty of storage, an enclosed rainwater shower, a pedestal wash hand basin and WC.

Single garage with a manual up and over door, a side glazed window, power supply, a tap and a rear personnel door.

The property is neatly set back from the road, with a front lawn, planted borders, a pathway to the front door and off-road parking for one car. There is also access to the garage and side access to the garden.

The property enjoys a particularly generous and beautifully established west-facing rear garden. The garden features a substantial paved patio with steps leading down to an expansive lawn bordered by mature plantings, well-stocked flower beds and a variety of established trees and shrubbery. There is also a useful shed/greenhouse towards the end of the garden.





Living Room - 6.73m x 3.2m (22'1" x 10'6") max

Kitchen - 2.92m x 2.69m (9'7" x 8'10")

Conservatory - 3.51m x 3m (11'6" x 9'10") max

Main Bedroom - 3.68m x 3.17m (12'1" x 10'5")

Bedroom Two - 3m x 2.67m (9'10" x 8'9")

Bedroom Three - 2.16m x 1.78m (7'1" x 5'10")

Bathroom - 1.93m x 1.75m (6'4" x 5'9") max

Garage - 4.85m x 2.62m (15'11" x 8'7")

*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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