



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Attention First Time Buyers"

Situated in an established residential location, this fantastic property is an ideal first-time purchase with its generous proportions, three bedrooms and the added benefit of a garage!



Maurice Road
Market Harborough
LE16 9NB





Situated within walking distance to Farndon Fields Farm Shop, the town centre, local amenities, schools and the train station offering excellent commuter rail links.

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

Spacious living room with a large window to the front elevation injecting natural light, access to the under-stair storage cupboard, and an opening through to the kitchen.

Kitchen dining room comprising laminate flooring, eye and base level fitted units, roll top work surfaces, a stainless-steel sink with drainage board, an integrated electric oven with a four-ring gas hob, space for a washing machine and fridge/freezer, and sliding patio doors open out to the rear garden.

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

Three bedrooms, two of which are double in size with the third single room offering the potential to be utilised as a nursery, dressing room or study.

Bathroom comprising ceramic tiled flooring and walls, a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

There is a garage located in a block with a manual up and over door.

The property features a neat lawned frontage with a path flowing up to the front door. The rear garden features a paved patio leading from the rear doors offering the ideal space to sit out and entertain with friends. The remaining garden is a lawn area with a timber shed ideal for storage and rear access toward the garage.



Living Room
4.32m x 3.94m (14'2" x 12'11")
max

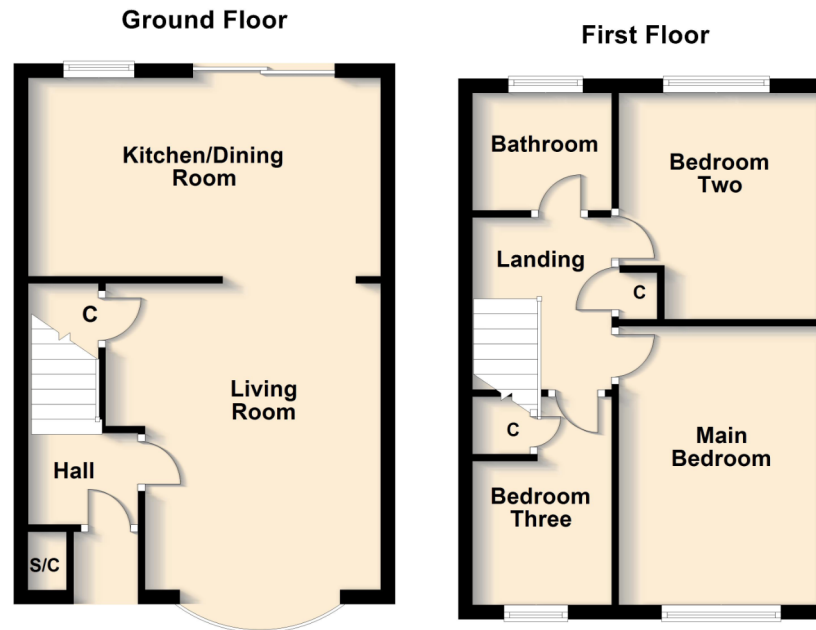
Kitchen/Dining Room
4.85m x 2.92m (15'11" x 9'7")

Main Bedroom
3.89m x 2.87m (12'9" x 9'5")

Bedroom Two
3.38m x 2.69m (11'1" x 8'10")
max

Bedroom Three
2.79m x 1.91m (9'2" x 6'3") max

Bathroom
2.03m x 1.68m (6'8" x 5'6")



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



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

