



**HENDERSON
CONNELLAN**

ESTATE AGENTS

“Delightful Level Living!”

Situated in an established residential location within walking distance to the local shops and bus route, this impressive and extended detached bungalow boasts three bedrooms, an extended living/dining room and a spacious rear garden!



Stuart Road
Market Harborough
LE16 9PJ





Conveniently located within walking distance to the local shops and post office on Western Avenue with a bus route nearby that runs into the town. The town centre is also within walking distance, with a variety of independent local shops, cafés and restaurants.

Entrance through the uPVC front door leading into the porch with a timber and glass panelled door into the entrance hall.

Spacious entrance hall with access to all rooms.

Extended living/dining room of a great size boasting dual aspect windows, patio doors through to the garden room, LVT flooring, an electric fireplace, and ample space for a large dining table and chairs in the dining area.

Light and airy garden room benefitting from central heating, French doors out to the garden, and a solid roof with two triangular skylights.

Modern kitchen comprising attractive vinyl flooring, eye and base level fitted units, square edged work surfaces, a stainless steel sink with draining board, an integrated Neff electric cooker with a four ring Neff hob and chimney style extractor over, space for a washing machine and freestanding fridge/freezer, access to a storage cupboard and the pantry housing the Baxi combi boiler installed in 2018.

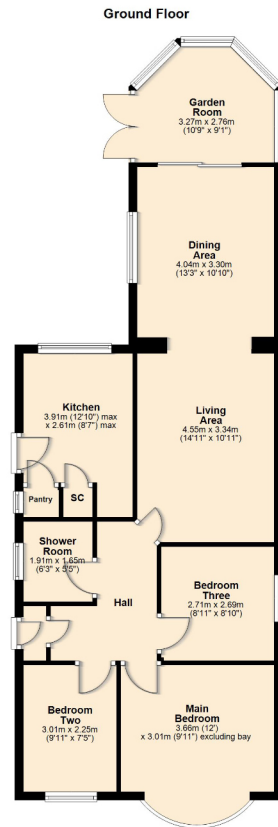


Three bedrooms, one of which is double in size with a bay window to the front elevation and two further generous singles.

Modern Shower room comprising LVT flooring, a chrome heated towel rail, a low-level WC, a vanity enclosed Roca wash hand basin, and a double width walk in shower enclosure with a Mira Sport electric shower over.



The property benefits from a neat frontage, enclosed by a low-level fence with a lawn area and a planted border. A block paved driveway provides further off-road parking for one car, although should a buyer have a small car there is the option to park to the side of the property creating further parking. The east/southeast facing rear garden featuring a generous block paved patio leading from the garden room doors, offering the ideal space to sit out with friends and family. A path flows from the patio leading to a timber shed, ideal for storage, with planted trees and shrubbery on the left-hand side. The remaining garden is a lawn area, with a mature tree to the rear and a planted border on the right-hand boundary.



*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

