



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Moseley Avenue, Market Harborough, LE16 9HT

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"Step Onto The Ladder..."

...With this fantastic three bedroom semi-detached property boasting a well presented interior, a landscaped rear garden and off road parking for two cars, offering the ideal step onto the ladder for first time buyers, investors or downsizers!

Situated on the popular Blackberry Grange Development, the property is within walking distance of the Leisure Centre, local schools, the town centre and the Brampton Valley Way offering excellent countryside walks. The train station is also close by and provides direct links to London St Pancras.

Entrance is gained through the timber front door into the hallway with fitted floor mat, stairs rising to the first-floor landing and access to guest WC.

Guest WC with white two-piece suite.

Immaculately presented living room of a good size with a front aspect window injecting natural light and access through to the kitchen/dining room.

Modern kitchen/dining room comprising vinyl flooring, eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, an integrated electric double oven, a four-ring gas hob, space for a fridge/freezer, washing machine and dishwasher, and French doors out to the rear garden.

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

Spacious main bedroom benefitting from a fantastic en suite shower room. The en suite comprises vinyl flooring, metro tiled walls and a white three-piece suite.

Two further bedrooms, one of which is double in size, and both overlook the rear garden.

Modern family bathroom comprising vinyl flooring, metro tiled splashbacks, a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

The property benefits from a neat frontage with side-by-side parking for two cars. The southwest facing rear garden has been landscaped to feature a paved patio leading from the rear doors, with a raised decking area offering ideal space to sit out and enjoy the best of the days sun. A lawn area adds a touch of greenery and a timber shed provides additional storage.

Living Room - 4.44m x 3.56m (14'7" x 11'8")

Kitchen/Dining Room - 4.5m x 2.95m (14'9" x 9'8")

Main Bedroom - 3.81m x 2.9m (12'6" x 9'6")

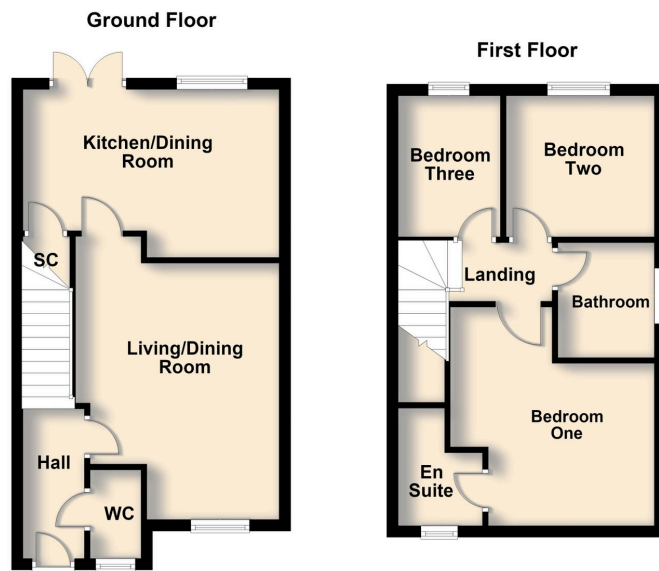
En Suite - 2.03m x 1.55m (6'8" x 5'1")

Bedroom Two - 2.62m x 2.49m (8'7" x 8'2")

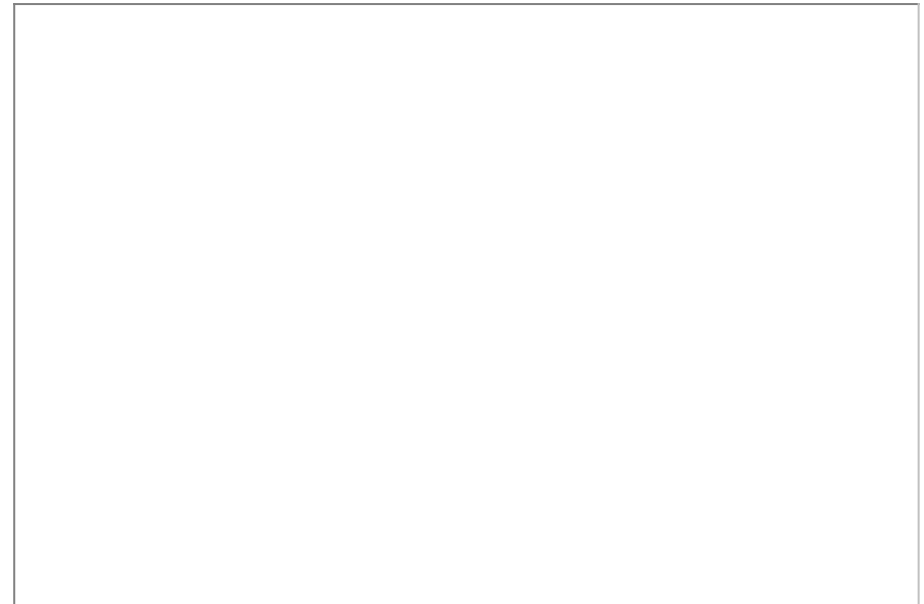
Bedroom Three - 2.46m x 1.78m (8'1" x 5'10")

Bathroom - 2.01m x 1.68m (6'7" x 5'6")





- Complete Onward Chain
- Off Road Parking For Two Cars
- Landscaped Rear Garden
- Open Plan Kitchen/Dining Room



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.

