



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Central Convenience!"

Situated just a stone's throw from the town centre and tucked away in a cul-de-sac, this impressive three-storey townhouse has been finished to a high standard throughout and boasts a modern kitchen/dining room, three bedrooms, an integral garage and a landscaped rear garden!



Yeomanry Court
Market Harborough
LE16 9BL



Centrally located within very close walking distance of the town centre, train station and other local amenities.

Entrance is through the timber and stained-glass panelled front door, leading into the inviting entrance hall with a fitted floor mat, high-quality LVT flooring, access to the garage, guest WC, under-stairs storage cupboard, and stairs rising to the first-floor landing.

Modern kitchen/dining room finished to an excellent standard comprising LVT flooring, a host of eye- and base-level shaker-style fitted units, quartz work surfaces, an inset stainless-steel Blanco sink, and a freestanding Rangemaster Professional Deluxe cooker with a five-ring gas hob. There is also a tall Bosch full-height fridge, an under-counter Bosch integrated freezer, a Hotpoint integrated dishwasher, an integrated Hotpoint washing machine, space for a four-seater table and chairs, and patio doors out to the rear garden.

Guest WC with LVT flooring and a white two-piece suite.

Integral single garage with a manual up-and-over door, power and light, and an Ideal Logic boiler installed in 2022.

First floor landing with a window to the front elevation and stairs up to the second floor.

Spacious living room in excellent decorative order boasting a media wall with a built-in electric fireplace, recessed storage into the chimney breast and sliding patio doors out to the balcony.

Third bedroom benefiting from being double in size and featuring a fitted wardrobe.

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

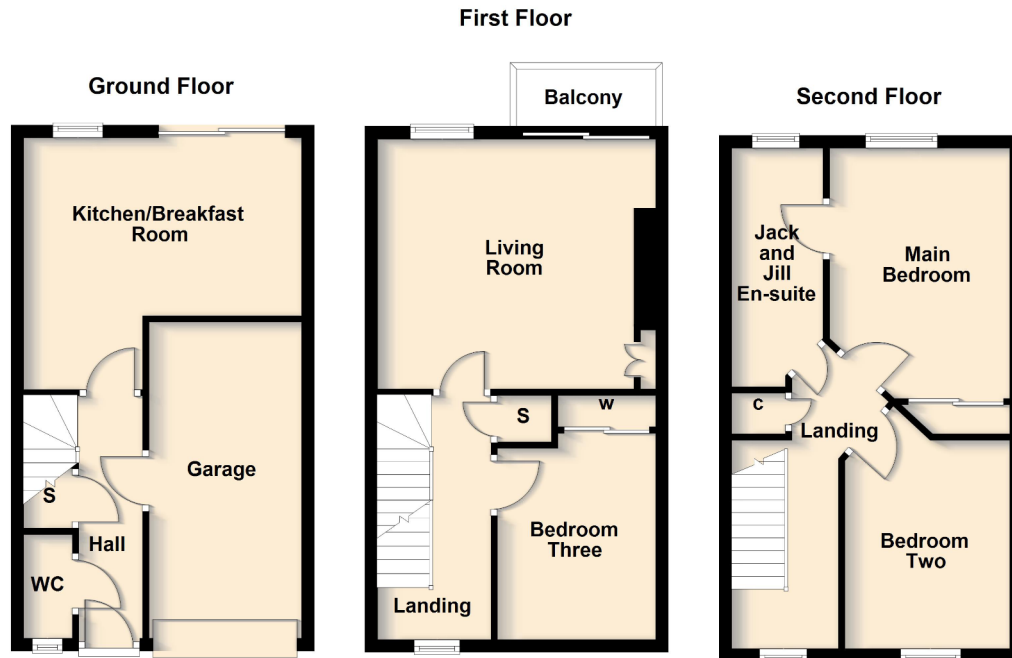
Well-proportioned main bedroom with a window to the rear elevation, fitted wardrobes and access to the Jack and Jill bathroom.

The bathroom comprises LVT flooring, a chrome heated towel rail, a low-level WC, a vanity enclosed Geberit wash hand basin, a panel enclosed bath and a separate shower enclosure with a fitted shower over.

Double-sized second bedroom, offering ideal space for a study area.

The property features a neat and attractive frontage comprising a hardstanding driveway providing off-road parking for two cars. The rear garden has been professionally landscaped and designed with low maintenance in mind, with a spacious sandstone patio providing the perfect space to sit out and entertain, and a gate leading out to the communal lawn area.





Living Room - 4.62m x 4.01m (15'2" x 13'2") max

Kitchen/Dining Room - 4.67m x 4.01m (15'4" x 13'2") max

Main Bedroom - 4.09m x 2.84m (13'5" x 9'4") max

Bedroom Two - 3.58m x 2.62m (11'9" x 8'7") max

Bedroom Three - 3.17m x 2.57m (10'5" x 8'5") max

Bathroom - 4.01m x 1.7m (13'2" x 5'7") max

Garage - 4.98m x 2.41m (16'4" x 7'11")

*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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