



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Fairway, Market Harborough, LE16 9QL

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“An Opportunity Not To Be Missed”

Situated in a sought-after residential location on the popular north side of town, this three-bedroom detached bungalow offers an opportunity not to be missed, sitting on an impressive corner plot, boasting generous proportions, a single garage and the potential to modernise throughout!

Conveniently located within walking distance to the canal basin and the town centre offering a variety of independent local shops and restaurants.

Spacious and welcoming entrance hall, providing access to all main rooms and a loft hatch.

Well-appointed living room featuring a fireplace with a gas fire offering a focal point to the room, a traditional serving hatch off the kitchen and large sliding doors lead into the conservatory.

The conservatory provides a delightful space to relax and enjoy the garden views, boasts a range of windows injecting natural light and a door leading out to the garden.

The kitchen/dining room is positioned to the rear elevation, with access to the garden and benefits from ample space for a dining table and chairs. The room comprises eye and base level units, a roll-top work-surface, a stainless-steel sink with a mixer tap and draining board, a connection to install a cooker and space for a washing machine, fridge freezer and a dishwasher.

Three well-proportioned bedrooms, with the main and second bedrooms being double in size, located to the front of the property. The main bedroom also features an array of fitted wardrobes, and the third bedroom offers a large single room.

The bathroom features ceramic wall tiling and a cream four-piece suite, complete with a shower cubicle, a panel enclosed bath, a scalloped pedestal wash hand basin and a low-level WC.

Detached single garage with a manual up and over door and a side personnel door to the garden.

Positioned along an established road the property is neatly set back within a corner plot, enclosed by mature hedgerow. The front garden is neatly maintained with a well-kept lawn, planted borders and a pathway leading to the front door, while also flowing seamlessly around to the rear garden to enhance the overall feeling of space.

To the side of the property, a driveway provides tandem off-road parking for two vehicles, leading to a single garage, with the added convenience of gated access into the garden.

The rear garden is larger than expected, wrapping around to the side and front of the property and enjoying a good degree of privacy. The garden benefits from a lawn and is interspersed with a variety of mature trees and established plantings. A pathway leads to the upper section of the garden, providing access back to the garage and driveway.

Living Room - 4.88m x 3.63m (16'0" x 11'11")

Kitchen - 3.89m x 3.63m (12'9" x 11'11") max

Conservatory - 4.44m x 2.36m (14'7" x 7'9")

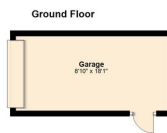
Main Bedroom - 3.45m x 3.33m (11'4" x 10'11") max

Bedroom Two - 3.48m x 3.43m (11'5" x 11'3")

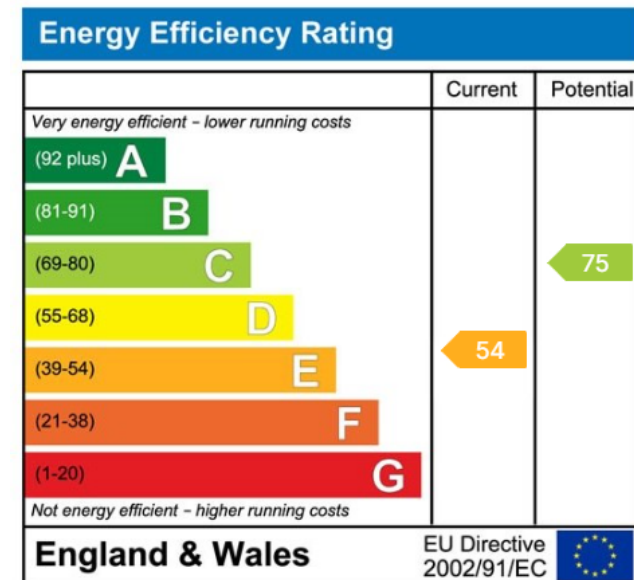
Bedroom Three - 2.64m x 2.64m (8'8" x 8'8") max

Bathroom - 2.64m x 2.08m (8'8" x 6'10")





- No Chain
- Sought After Location
- Garage
- Detached Bungalow
- Corner Plot
- Potential To Modernise



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.

