



Launde Park Market Harborough LE16 8BH

for sale offers over
£240,000



Property Description

Nestled in the serene neighborhood of Little Bowden, this delightful home just a short walk to Market Harborough, which has excellent shopping and supermarket facilities, bars, restaurants, cafes, schools, a theatre and leisure centre. For the commuter, Market Harborough has mainline rail services to London St Pancras in about an hour, the M1 is accessible at Junction 20, and the A14 lies to the south.

The accommodation briefly comprises: Entrance porch, lounge/diner, kitchen, two bedrooms, bathroom and a conservatory. Outside there is a block paved driveway, garage and large rear garden.

Viewing is strictly by appointment only!

Lounge/Diner

11' 3" x 16' 2" (3.43m x 4.93m)

Conservatory

9' 10" x 5' 10" (3.00m x 1.78m)

Bedroom 1

9' 11" x 9' 10" (3.02m x 3.00m)

Bedroom 2

8' 4" x 15' 6" (2.54m x 4.72m)

Good size bedroom with storage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKH307914



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH307914 - 0007