

Arden Way, Market Harborough **Freehold** £270,000

Pattison Lane

Key Features

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- Semi-Detached Family Home
- Three Bedrooms
- Spacious Living Room
- Separate Utility Room
- Driveway for Two Vehicles

Welcome to the market, nestled in a quiet cul-de-sac within the highly sought-after town of Market Harborough, this beautifully presented, three-bedroom semi-detached family home offers the perfect blend of modern living and convenience.

Buyers will love its proximity to excellent local amenities, independent shops, welcoming pubs, and superb transport links.

Stepping through the practical entrance porch, you are greeted by a bright and spacious living room, perfect for relaxing. To the rear is the heart of the home: a contemporary, open-plan kitchen and dining area. This social space features French doors that open directly onto the garden, making it ideal for indoor-outdoor entertaining. A cleverly designated utility space adds extra functionality to the ground floor.







Upstairs, the first-floor hosts three well-proportioned bedrooms. Two of these are generous doubles, and a comfortable single bedroom. A stylish three-piece family bathroom serves the rest of the floor.

Outside, the beautifully landscaped rear garden is a standout feature. Fully enclosed for privacy, it has been thoughtfully zoned into distinct layers-including a paved patio for alfresco dining, a lush lawn, and a raised decking area perfect for evening drinks. A handy garden shed provides excellent storage. To the front, a private driveway comfortably accommodates two vehicles.

Viewings are highly advised to appreciate all this home has to offer!

The accommodation comprises:

ENTRANCE PORCH

HALLWAY

LIVING ROOM 16'2 narrowing to 13'2 x 11' narrowing to 8'11 (4.92m narrowing to 4.01m x 3.35m narrowing to 2.71m)

KITCHEN / DINING ROOM 13'11 x 11'7 (4.24m x 3.53m)

UTILITY ROOM 5'5 x 4'4 (1.65m x 1.32m)





GROUND FLOOR

1ST FLOOR



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FIRST FLOOR LANDING

BEDROOM ONE 8'5 narrowing to 4'8 x 14'2 narrowing to 11'1 (1.42m x 4.31m narrowing to 3.37m)

BEDROOM TWO 9'2 x 8'4 (2.79m x 2.54m)

BEDROOM THREE 5'4 x 9'2 (1.62m x 2.79m)

BATHROOM 6'11 x 5'5 (2.10m x 1.65m)

OUTSIDE

FRONT GARDEN / DRIVEWAY

REAR GARDEN

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on: **01536 524425**

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