

for sale

offers in the region of **£315,000** Freehold



## Rookwell Drive Market Harborough LE16 8BG

This well-presented **THREE-BED** semi-detached home is offered to the market with **NO ONWARD CHAIN**. Briefly comprising an entrance hall, cloakroom, spacious lounge/dining room, reception room, kitchen and conservatory on the ground floor. With three bedroom and a bathroom on the first floor.

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- Energy Rating: D
- No onward chain!
- South Facing Garden
- Good size additional room downstairs ( converted garage)
- Desirable Cul de Sac Location



# Property Details

## Ground Floor

### Entrance Hall

UPVC door to the front, window to front, double radiator, staircase to first floor landing.

### Cloakroom

Low level WC, wash hand basin, radiator and a double-glazed window to side.

### Lounge/Dinner 21' 3" x 11' ( 6.48m x 3.35m )

Spacious reception room featuring a fireplace with hearth and gas fire, coving to ceiling, radiator, under-stairs storage cupboard, side UPVC window, and patio doors opening into the conservatory.

### Kitchen 10' 2" max x 12' 6" ( 3.10m max x 3.81m )

Equipped with base and wall units, single sink with drainer, ample work surfaces, and tiled splashbacks. Includes washing machine cooker and cooker hood, integrated fridge & freezer and central heating boiler. Rear-facing UPVC door and window & radiator.

### Reception Room 7' 6" x 17' 2" ( 2.29m x 5.23m )

Front facing UPVC window and radiator.

### Conservatory 6' 10" x 10' 11" ( 2.08m x 3.33m )

Constructed with UPVC and brick, wood-effect laminate flooring, side door, and windows overlooking the garden.

## First Floor

### Bedroom One 7' 11" x 12' 9" ( 2.41m x 3.89m )

Double bedroom with radiator, coving to ceiling, built-in cupboard, and front-facing UPVC double-glazed window.

### Bedroom Two 9' 6" x 7' 11" ( 2.90m x 2.41m )

Double radiator, coving to ceiling, and front-facing UPVC window.

### Bedroom Three 12' 8" x 12' 6" ( 3.86m x 3.81m )

Radiator and rear UPVC window overlooking the rear garden.

### Bathroom 8' x 7' 3" ( 2.44m x 2.21m )

Comprising wash basin in vanity unit, WC, panelled bath with Mira shower, tiling to ceiling height, radiator, built-in airing cupboard, and opaque glazed window to the side.

## Outside

Driveway parking to the front. The back garden south-facing and private includes a lawn, paved seating area & garden shed storage.





To view this property please contact Connells on

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11 St. Marys Road  
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308115 - 0015

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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