



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"A Warm Welcome..."

... to this well-presented semi-detached home, situated within a popular residential location, just a short walk to the train station, having been beautifully maintained by its current owners, featuring two double bedrooms, a conservatory, and a delightful garden!



The Furlongs
Market Harborough
LE16 7XL





Conveniently located within walking distance of the town centre, other local amenities, Meadowdale Academy Primary School, two secondary schools and the train station with links to London St Pancras within an hour.

Entrance is gained through a composite front door into a welcoming entrance hall with timber effect flooring, an understairs storage cupboard and stairs rise to the first floor.

The shaker style kitchen features attractive ceramic floor and wall tiling, eye and base level units, a roll top worksurface, a one and a half bowl composite granite sink, a single oven, a four-ring gas hob and space for a washing machine, a tumble dryer and a fridge freezer.

Well-presented living room, boasting modern carpeting, an electric fireplace and sliding patio doors into the conservatory.

Beautifully appointed conservatory providing a delightful outlook to the garden, with ceramic tiled flooring, a polycarbonate roof and French patio doors leading out.

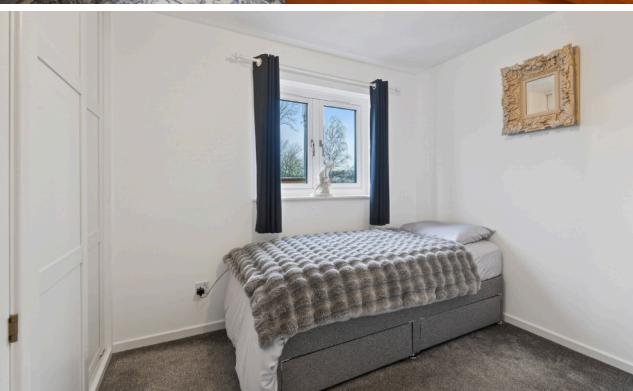
First floor landing providing access to all rooms, and a loft hatch.

Two well-presented double bedrooms, with the main double bedroom situated to the rear elevation, overlooking the rear garden and provides ample space for furniture, with the current wardrobe available to stay.

The second bedroom is located to the front elevation and features a large, fitted wardrobe and an airing cupboard.

Modern shower room with stylish floor and wall tiling, a chrome heated towel rail, and a white three-piece suite to include a large walk-in shower, and a wash hand basin and WC built within a vanity unit.

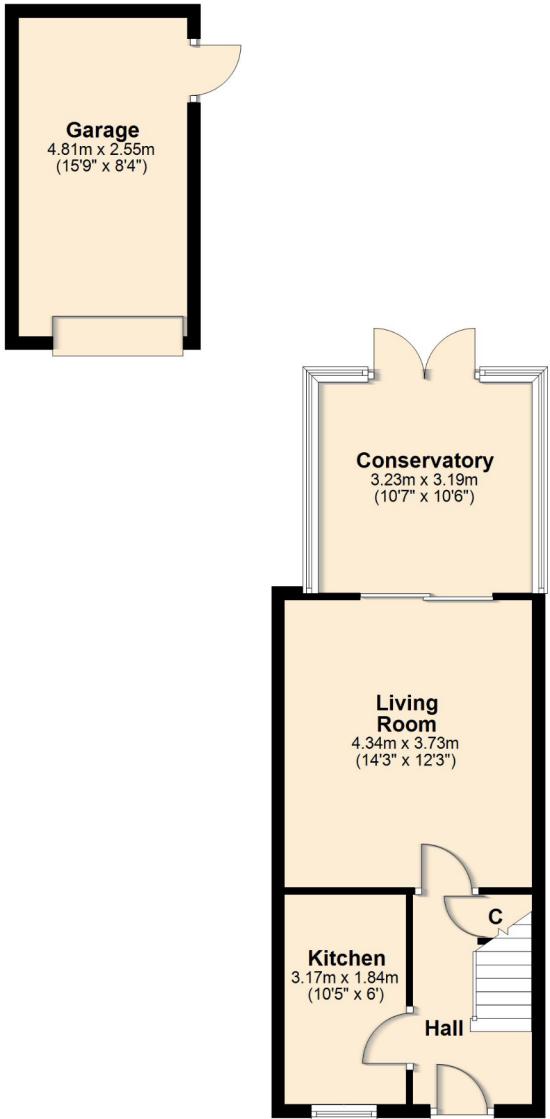
Detached single garage with an electric roller door, power supply, lighting and a side door through to the garden.



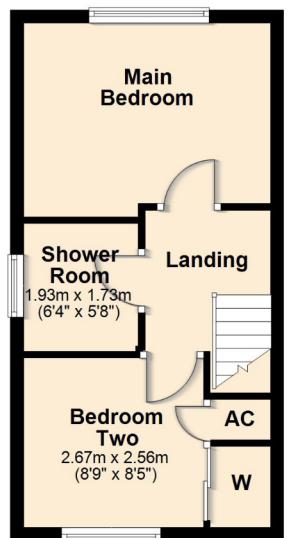
The property boasts a neat well-kept frontage, with a planted border and a pathway to the front door. To the side of the property is a block paved driveway providing off road parking in tandem for two cars, an Ohme electric car charging point, further plantings, access to the garage and a side gate to the garden.

The east facing rear garden has been beautifully designed, featuring an array of mature plantings to include Himalayan palm, Red Robin and conifer trees, a well-kept lawn, planted borders and a pathway to the garage.

Ground Floor



First Floor



*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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