



Connells

Leicester Road
Market Harborough



Property Description

Connells are delighted to offer for sale this Four-bedroom detached family home with a good size garden short walk from the town centre!

The property offers: Entrance porch, entrance hallway, sitting room, dining room, kitchen, conservatory, cloak room, first floor landing, four good bedrooms, family bathroom and a large rear garden. All double glazed throughout.

Two garage spaces available to rent and it cost £65 for each garage spaces. Two-year costs covered with the sale!

Conveniently located just a short walk from the town centre and Robert Smyth Academy. The town centre offers a variety of independent local shops and restaurants, multiple schools, and a train station with direct links into London St Pancras within an hour. The A6 and A14 are also within close driving distance, with the A4304 leading out of the town with direct access to the M1.

Porch

7' 6" x 5' 7" (2.29m x 1.70m)

With parquet wood flooring, storage cupboard and radiator, connecting door leading through to:

Entrance Hall

12' 4" x 17' (3.76m x 5.18m)

With parquet wood flooring the spacious entrance hall flows into the Lounge and Dining Area.

Lounge

13' 4" max x 13' 8" (4.06m max x 4.17m)

With Parquet wood flooring, radiator, gas fire with stone surrounds and raised hearth, cupboard to side.

Dining Room

13' 7" max x 13' 3" max (4.14m max x 4.04m max)

A spacious dining room creates welcoming atmosphere ideal for both everyday use and entertaining, parquet wood flooring and large window to the front.

Kitchen

16' x 9' 8" max narrowing to 8' (4.88m x 2.95m max narrowing to 2.44m)

Fitted with wall and base units, work surfaces, free standing oven, hob and extractor fan, and tiled flooring.

Garden Room

16' 7" max x 10' 2" (5.05m max x 3.10m)

Bright, airy and insulated with large window overlooking the beautifully landscaped garden, ideal for reading or relaxing.

Ground Floor Wc

5' 2" x 7' 2" (1.57m x 2.18m)

Fitted with a low level WC and wash hand basin and a 2 year old boiler.

First Floor Landing

Bedroom One

15' 11" x 10' 3" max (4.85m x 3.12m max)

Fitted with wardrobes, radiator and two windows to the garden.

Bedroom Two

13' 4" x 11' 4" (4.06m x 3.45m)

A generously sized double room offering plenty of space and additional furnishings, being neutrally decorated and having large window overlooking the front and a small window to the garden.

Bedroom Three

13' 5" x 11' 6" max (4.09m x 3.51m max)

Fitted with laminate floor, radiator and a window over looking to front.

Bedroom Four

7' 8" x 9' 11" (2.34m x 3.02m)

With radiator, carpetted and a window to the front.

Bathroom

9' 4" x 6' 7" (2.84m x 2.01m)

Fitted with a four piece suite comprising bath, low level WC, heated towel rail, wash hand basin and separate shower cubicle, partly tiled walls and tiled flooring and frosted glazed window overlooking the rear.

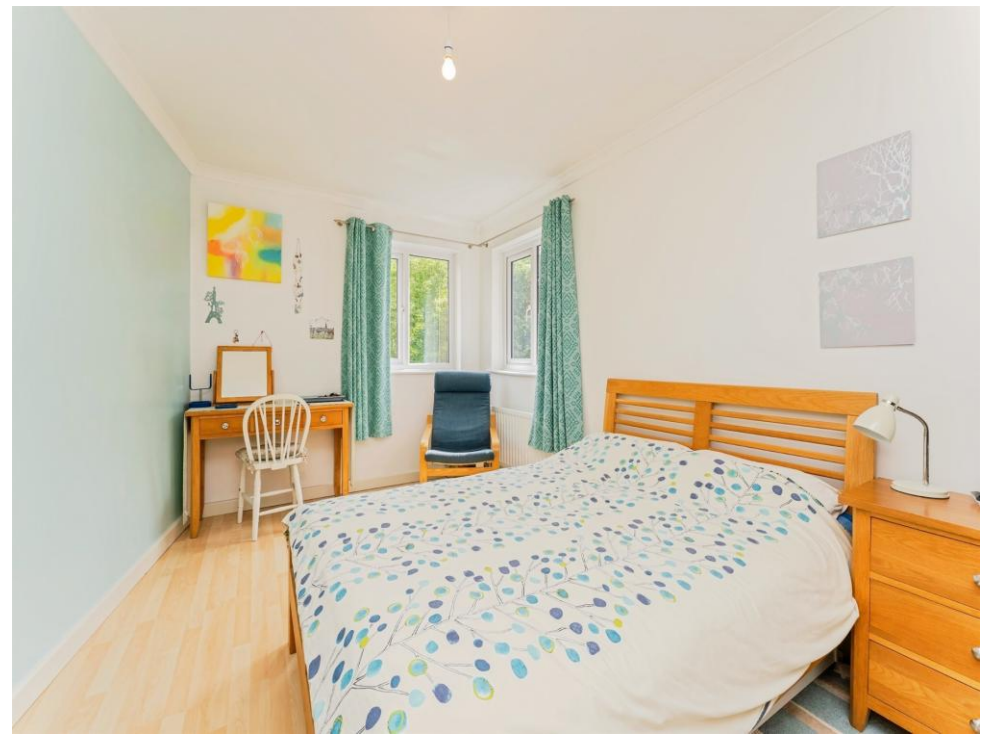
Outside

Patio to the rear reach through the garden

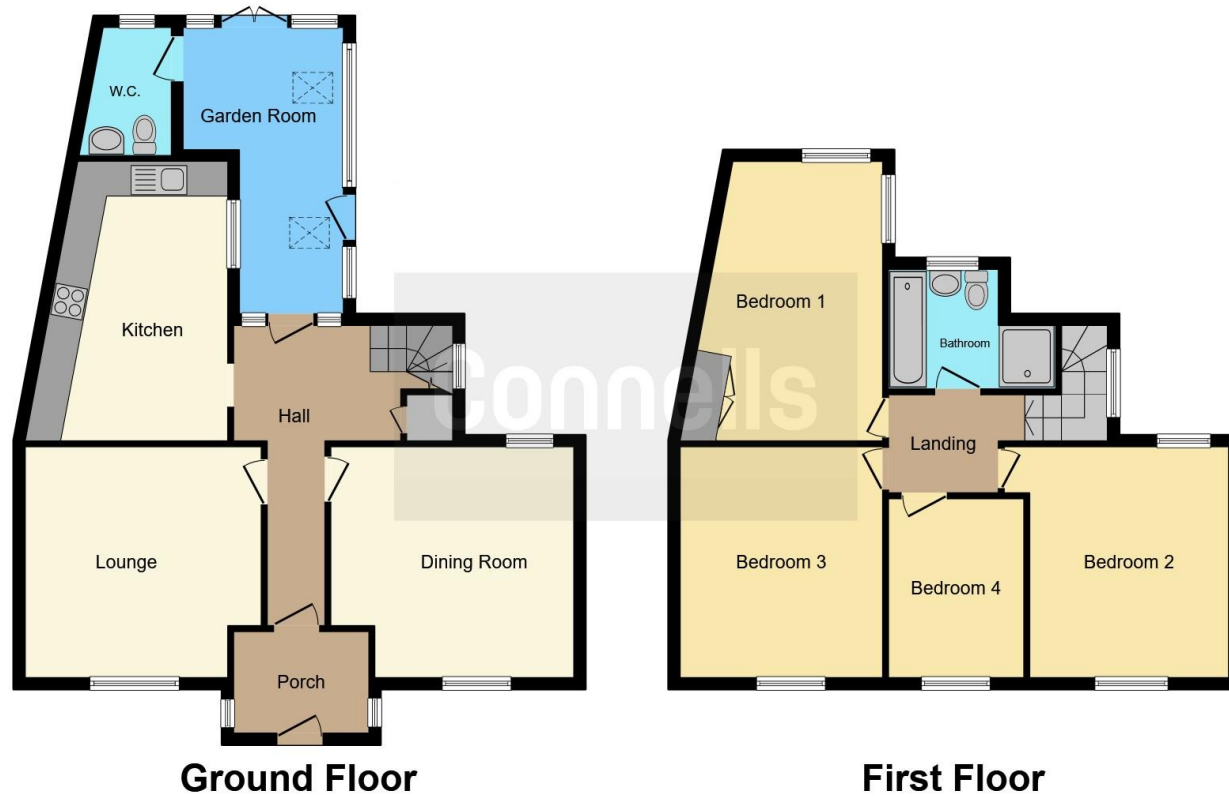
room via double doors. From the patio are steps up to the garden. There is also a side gated entrance.

The rear garden is beautifully landscaped and sheltered, well kept lawn surrounded by nature plantings, trees and shrubs, creating a green, tranquil oasis.









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

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 MARKET HARBOROUGH LE16 7DS

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308042



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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.

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