



Connells  
FOR SALE

Landing offers access to 3 bedrooms and the Family Bathroom. Cupboard with hot water tank.

## **Bedroom 2**

Situated to the rear of the property with double aspect windows overlooking the garden.

## **Bedroom 3**

Situated to the rear of the property with window overlooking the garden.

## **Bedroom 4**

Situated to the front of the property with double aspect windows.

## **Family Bathroom**

Spacious bathroom with WC, pedestal sink and bath with shower above. Feature tiling and shower panel on bath.

## **Upper Floor**

### **Bedroom 1**

Running the full depth of the property, this room makes a perfect master suite. A generously proportioned bedroom which is complimented with a recessed area suitable



## Property Description

\*Investment Opportunity\*

Nestled on the outskirts of vibrant Market Harborough, this stylish and spacious FOUR bedroom town house offers three well-appointed floors. With proximity to top local schools and essential amenities, it's ideal for families, investors ( gas safe & EICR ready) and first time buyers.

## Entrance Hall

Providing access to the WC, Kitchen and Lounge/Dining Room

## Lounge/Dining Room

A spacious, open plan living and dining area positioned at the rear of the property, ideal for family gatherings and entertaining. French doors open the room to the garden, helping to create a light filled, sociable space. Under stairs storage cupboard.

## Kitchen

A well proportioned kitchen situated to the front of the property with stylish, light coloured cabinets and contrasting worksurface complimented with a fully tiled splashback. Integrated oven with gas hob and space for a dishwasher, washing machine and fridge/freezer.

## First Floor Landing

for a home office workspace. Access to en-suite.

### En-Suite

Attractively tiled with mosaic tiles, shower cubicle, pedestal sink and WC.

### Outside

To the front of the property is a small garden area and a driveway leading to the garage.

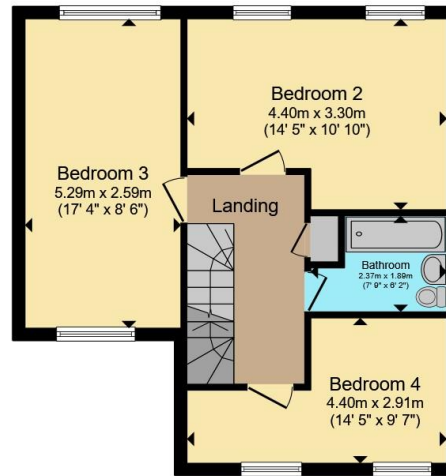
The back garden is laid mainly to lawn with large boarder suitable for herbaceous planting and a good-sized decking area ideally suited for use as an entertaining space with plenty of space for a hot tub!



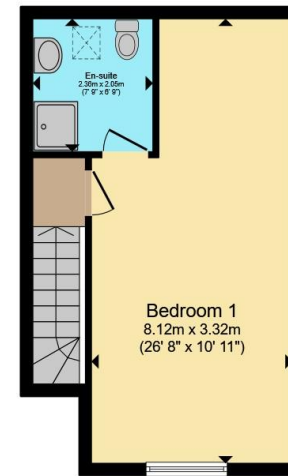




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 129.0 m<sup>2</sup> (1,389 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)





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[view this property online connells.co.uk/Property/MKH308199](https://connells.co.uk/Property/MKH308199)

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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