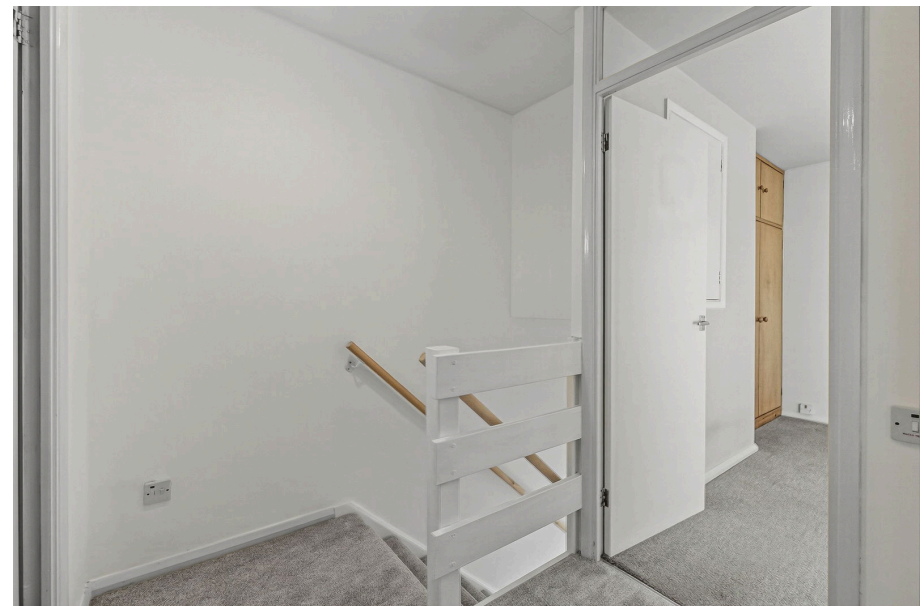




**HENDERSON
CONNELLAN**
ESTATE AGENTS

Lathkill Street, Market Harborough

2 1 1



"No Upward Chain & Move In Ready!"

Ideally located within walking distance to the leisure centre, the town centre and the train station, this well presented two-bedroom property offers a perfect opportunity for first time buyers, down-sizers or investors, boasting a modern kitchen and bathroom, a delightful rear garden and offered for sale with no upward chain!

Entrance is gained through a composite front door, into a welcoming entrance hall featuring newly fitted carpets and stairs rise to the first floor.

The living room also boasts newly fitted carpets, and benefits from a generous window overlooking the front elevation, an electric fireplace and a storage cupboard.

Beautifully presented kitchen/dining room, complete with laminate flooring, space for a dining table and chairs and a door out to the garden. The modern kitchen comprises an array of gloss eye and base level units, a roll-top work-surface with a matching up-stand, a Franke stainless steel sink with a mixer tap and draining board, an AEG double oven and space for a fridge/freezer and a washing machine.

First floor landing with newly fitted carpets, a storage cupboard and a loft hatch, to a partially boarded attic with a light and ladder.

The main bedroom is positioned to the front elevation, featuring a neutral decor, a fitted wardrobe and a useful over-stairs storage cupboard.

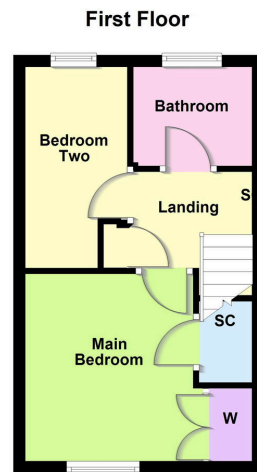
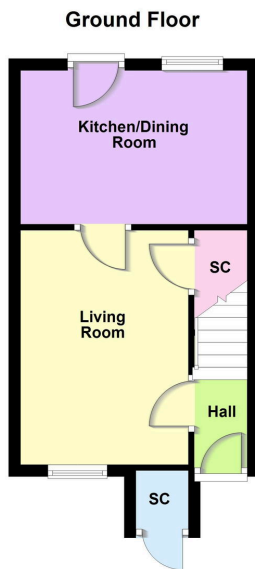
The second bedroom benefits from newly fitted carpets and offers an ideal single room.

Newly fitted bathroom comprising oak effect flooring, attractive shower wall boards and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

The property is neatly set back from the road, boasting an attractive gravelled frontage, a driveway providing off road parking for one car and a pathway to the front door with an open porch. A side gate leads to the rear garden, and a cupboard provides optional storage.

The rear garden has been well maintained, featuring a paved patio area, a generous lawn and gravelled borders. There is also a timber shed in situ and two gates providing rear and side access.





- Living Room - 3.96m x 2.84m (13'0" x 9'4")
- Kitchen/Dining Room - 3.91m x 2.59m (12'10" x 8'6")
- Main Bedroom - 3.23m x 3.07m (10'7" x 10'1")max
- Bedroom Two - 3.4m x 1.83m (11'2" x 6'0") max
- Bathroom - 2.01m x 1.68m (6'7" x 5'6")



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

