



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Arden Way, Market Harborough

3 1 0



“An Interior & Proportions To Impress”

Occupying a desirable position within walking distance to the train station, this beautifully presented family home is sure to impress, boasting a fantastic interior throughout, three good sized bedrooms, and a delightful rear garden!

The property offers a fantastic location for families, commuters and working professionals, being located within walking distance of the train station, the town centre, local primary and secondary schools and Great Bowden Village.

The entrance porch, leads into a welcoming entrance hall.

The attractive living room features an exposed brick fireplace with an electric wood burner-style fire, creating a cosy focal point. A large window to the front elevation allows for ample natural light, and glazed French doors open into the superb open-plan kitchen/dining room.

The heart of this home is the fantastic open-plan kitchen/dining room, fitted with a charming shaker-style kitchen and oak work surfaces. Appliances include a built-in stainless steel gas hob, two stainless steel cookers, and integrated dishwasher. There is also space for a tall fridge freezer and an extended utility area with plumbing for three additional appliances. Stone tiled flooring runs throughout, and sliding patio doors provide seamless access to the rear garden, while a useful understairs cupboard offers practical storage.

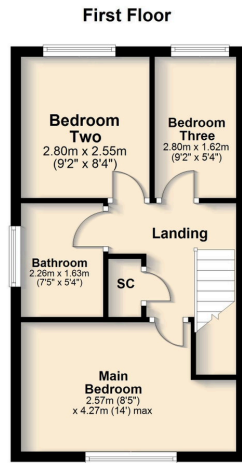
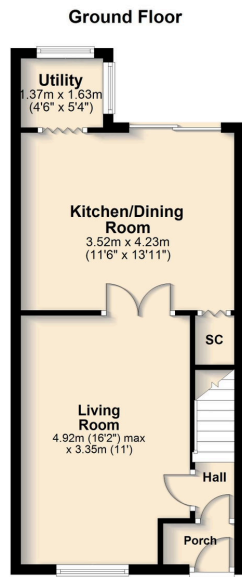
Upstairs, the first-floor landing includes a fitted storage cupboard. The spacious main bedroom is a double size, offering room for a large fitted wardrobe (not included) and benefiting from a generous window to the front elevation. The two additional bedrooms are well-appointed and both offer an attractive outlook over the rear garden.

The beautifully appointed family shower room features a corner shower enclosure, a pedestal wash hand basin, and a close-coupled WC.

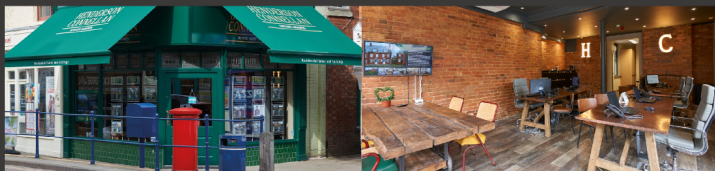
Outside, the appealing property frontage boasts gravelled off-road parking for two-three cars and a side access gate.

The rear garden has been attractively landscaped to include a large paved seating area, a lawn, a sunken paved area with a timber shed, a pergola, and well-stocked planted borders, providing a delightful space for relaxation and entertaining.





- Well Presented
- Modern Interior
- Three Good Sized Bedrooms
- Desirable Location
- Off Road Parking



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.

