



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location and Design Combine..."

...to form this impressive end of terrace property, situated on one of Market Harborough's most sought-after roads and boasting a wealth of character throughout, two double bedrooms and off-road parking!



Burnmill Road
Market Harborough
LE16 7JF





Conveniently located within walking distance to the town centre with a variety of independent local shops and restaurants, and the train station with direct links to London St Pancras within an hour.

Entrance through the timber and glass panelled front door leading into the porch with a door through to the inviting entrance hall comprising LVT floor, space under the stairs for coat and shoe storage, and the stairs flow up to the first-floor landing with a porthole window.

Spacious living room boasting a bay window to the front elevation with plantation style shutters, exposed timber floorboards and a beautiful log burner adding a focal point to the room.

Shaker style kitchen comprising a host of eye and base level fitted units, roll top work surfaces, a composite sink with drainage board, an integrated electric cooker with a four-ring gas hob, an integrated fridge, an integrated dishwasher, and a door out to the courtyard garden.

Formal dining room with a bay window injecting natural light and bespoke cupboards and shelving fitted into the chimney recess.

First floor landing with access to the attic via a hatch.

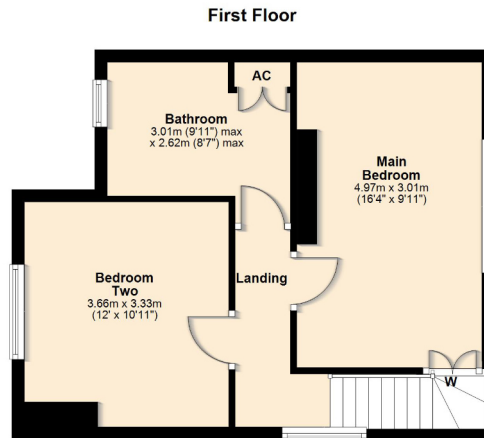
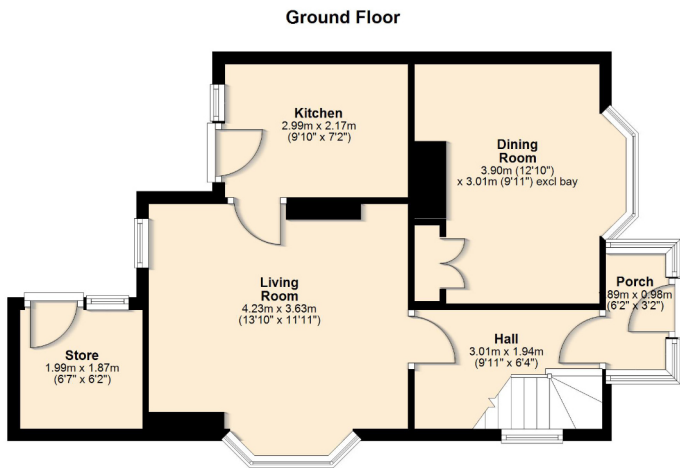
Two spacious bedrooms, both of which benefit from being double in size with the main bedroom having fitted storage over the stairs.

Modern and stylish shower room comprising attractive vinyl flooring, a low-level WC, a vanity enclosed wash hand basin, and a double width walk in shower enclosure with a fitted shower over.

The property features a neat frontage with a gravelled driveway providing off road parking for one to two cars, and a gravelled area enclosed by a host of mature shrubbery adding a good degree of privacy. A paved path flows around to the gate, which leads through to the front porch.

The courtyard gravelled garden benefits from a low maintenance design, with a brick-built store and a timber shed providing useful storage and the south facing aspect will provide the best of the days sun.





*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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