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23 Connaught Road, Market Harborough, LE16 7NG









£338,000

A character period detached family home ideally situated within easy walking distance to the town centre and railway station. The property sits on a wider than average plot and has an open outlook over the recreation ground to the rear.

The gas centrally heated accommodation comprises: Entrance hall, lounge, fitted kitchen, dining room, garden room, rear porch, downstairs WC, landing, inner landing (formerly bedroom three), two double bedrooms, bathroom and loft room with further shower room off. (Bedroom three).

The private rear garden is a particular feature and there is parking for two cars and great potential for extension (subject to planning permission)

The property is being sold with the benefit of NO ONWARD CHAIN.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Entrance Hall



Accessed via opaque double-glazed front door. Stairs rise into the first floor with understairs storage cupboard. Wood laminate flooring. Radiator. Recess book shelving. Doors to lounge and dining room.

Lounge 11'0" x 11'0" plus bay window (3.35m x 3.35m plus bay window)



Double-glazed bay window to front elevation. Feature timber and tiles fire surround. Double-glazed window to side elevation. Radiator. Television point.

(Lounge Photo Two)



Dining Room 11'10" x 11'0" (3.61m x 3.35m)



Cast iron multi fuel burning stove within a brick and tiled mantled fire surround. Double-glazed window to side elevation. Radiator. Television point. Wood laminate flooring. Picture rail. Opening to the garden room and kitchen area.

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(Dining Room Photo Two)



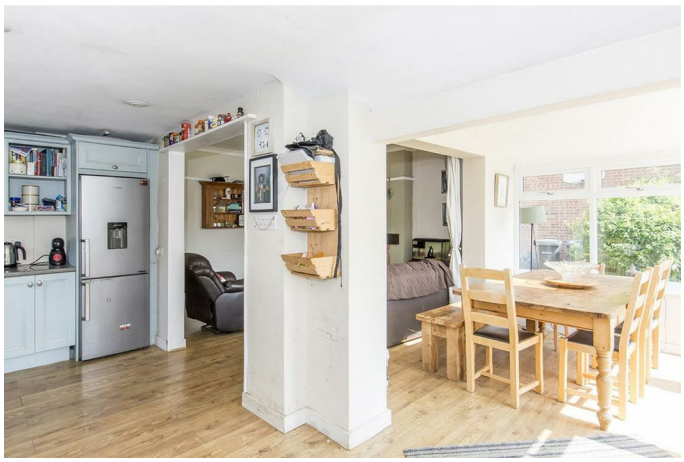
(Kitchen Photo Two)



Kitchen 18'2" x 8'1" (5.54m x 2.46m)



(Kitchen Photo Three)



Double-glazed window to side elevation. Fitted base and wall units. Laminated work surfaces with complimentary slate tiled splash backs. Fitted appliances to include an automatic dishwasher and gas range style cooker. Space and plumbing for automatic washing machine. Gas fired central heating boiler. Glazed door to the inner hall and opening through to the garden room.

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Garden Room 10'3" x 8'7" (3.12m x 2.62m)



Double-glazed window to side and rear elevation. French doors opening out to the rear garden. Wood laminate flooring. Double-glazed velux window. Vertical radiator.

Rear Porch



Double-glazed window to the rear and side. Door to downstairs WC.

Downstairs WC



Low level WC and wash hand basin. Opaque double-glazed window and wood laminate flooring.

First Floor Landing



Double-glazed window to side elevation. Doors to rooms.

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Bedroom One 11'10" x 10'7" (3.61m x 3.23m)



Double-glazed window with views over the playing fields to the rear aspect. Radiator. Fitted wardrobes and storage cupboard. Two wall lights. Picture rail.

(Bedroom One Photo Two)

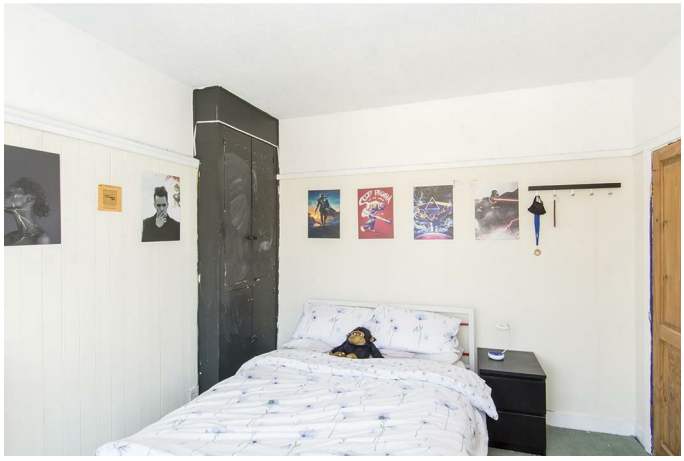


Bedroom Two 11'0" x 11'1" (3.35m x 3.38m)



Double-glazed window to front elevation. Radiator. Picture rail. Built in wardrobe.

(Bedroom Two Photo Two)



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Bathroom



Modern suite comprising L-shaped bath with electric shower fitment over. Wash hand basin. Low level WC. Heated towel rail. Airing cupboard. Wood laminate flooring. Opaque double-glazed window.

Inner Landing (Formally Third Bedroom) 7'0" x 7'4" (2.13m x 2.24m)

Double-glazed window to front elevation radiator. Wood laminate flooring. Stairs rising to the loft room.

Loft Room 13'10" x 10'0" (4.22m x 3.05m)



Double-glazed velux window. Door to shower room.

(Loft Room Photo Two)



Shower Room



Shower cubicle with electric shower fitment. Wash hand basin. Low level WC.

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Front



Concreted four court with picket fence and gate. Graveled parking area for two cars. Pedstrian gated access to the rear garden.

Rear Garden



Good size laid mainly to lawn with a paved patio area. Graveled and bark seating area. Gate leading to the recreational ground. Lean to side storage area. Lean to timber garden store.

(Rear Garden Photo Two)



(Rear Garden Photo Three)



(Rear Aspect Photo)



Note For Prospective Buyers

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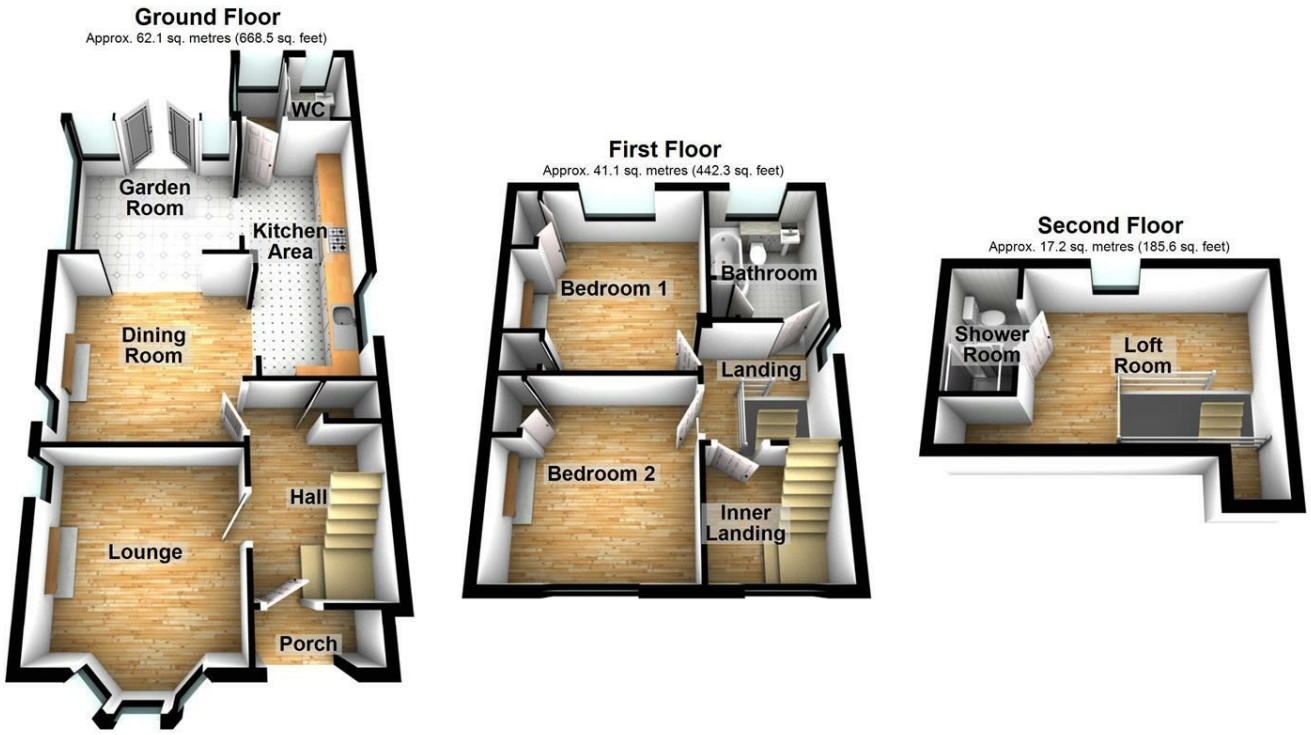
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Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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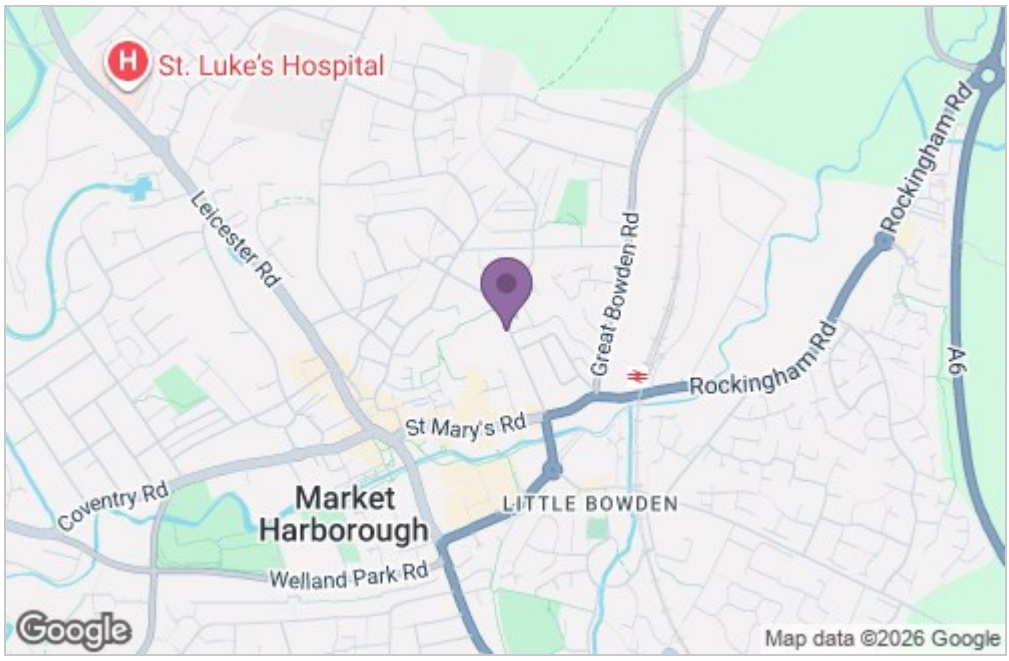
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Floor Plan

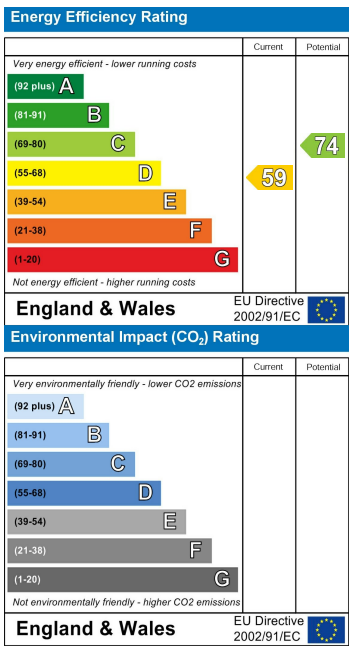


Total area: approx. 120.4 sq. metres (1296.3 sq. feet)

Area Map



Energy Efficiency Graph



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