



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## "Room To Grow"

Situated on an established road within walking distance to the town centre, this impressive semi-detached property offers room to grow with its exceptional garden size, three bedrooms, generous proportions throughout, a single garage and off-road parking!



Fairway  
Market Harborough  
LE16 7AF





Conveniently located within walking distance to the canal basin and the town centre offering a variety of independent local shops and restaurants.

Entrance through sliding uPVC front door leading into the porch with a door into the entrance hall. The entrance hall features access to the guest WC with stairs flowing up to the first-floor landing.

Spacious living room of a great size with a feature gas fireplace, a window overlooking the sizeable rear garden, and an opening through to the dining room.

Dining room comprising space for a four-seater table and chairs, and a door out to the rear garden.

Updated kitchen comprising laminate flooring, eye and base level shaker style fitted units, square edged work surfaces, a stainless-steel sink with drainage board, an integrated fridge/freezer, two Neff ovens, a two-ring gas hob, space for a washing machine and tumble dryer, two useful storage cupboards and a door out to the side elevation.

Guest WC with a white two-piece suite.

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

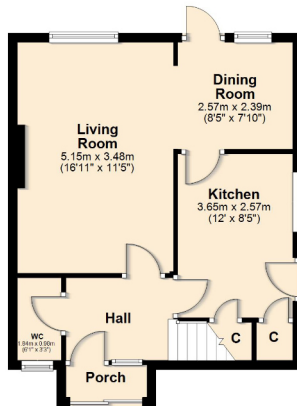
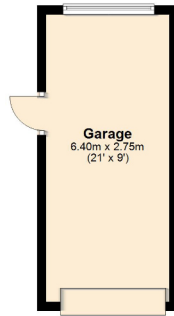
Three bedrooms, two of which benefit from being double in size with the third a spacious single. The main bedroom also benefits from fitted wardrobes and a view over the rear garden.

Shower room comprising vinyl flooring, a low-level WC, a pedestal wash hand basin and a double width shower enclosure with a fitted shower over.

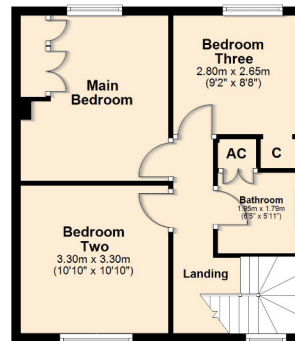
The neat frontage is enclosed by a low-level brick wall with a well-maintained hedgerow, a lawn area and a block paved driveway providing off road parking for two to three cars. The southeast facing rear garden is a real sun trap and much longer than you might expect. A blocked paved patio leads from the rear doors offering the ideal space to sit out and entertain with friends and family. The lawn area flows through the garden, with a variety of planted borders, mature trees and evergreen plantings.



Ground Floor



First Floor



\*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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