



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Town Centre Living with a South Facing Garden!"

Conveniently located within a desirable cul-de-sac, just a short minutes' walk from the town centre, this well presented home offers an opportunity not to be missed, boasting three double bedrooms and a delightful south-facing garden!



Old School Mews
Market Harborough
LE16 7EX





The property is situated within a stone's throw of the local café, and a very short walk into the town centre offering a variety of independent shops, restaurants, the popular Market and other amenities. Local schools, the Grand Union Canal, bus stops and the train station are also close by, with the train station offering direct links to London St Pancras.

Welcoming entrance hall with herringbone style flooring, two storage cupboards, a guest WC and stairs rise to the first floor.

The kitchen is located to the front of the property, featuring tiled effect flooring, a host of eye and base level units, a square edge work-surface with a matching up-stand and splashbacks and a sink beneath the windowsill. The kitchen also comprises a double oven, a four-ring electric hob and space for a washing machine and a fridge/freezer.

Beautifully appointed living/dining room, located to the rear elevation overlooking the garden with a door leading out. The room boasts herringbone style flooring, and ample space for both living and dining.

Guest WC with continued herringbone style flooring, a wash hand basin with storage beneath and a low-level WC.

The first-floor landing offers access to all bedrooms, the main bathroom and a useful storage cupboard over the stairs.

Three well-proportioned double bedrooms, with the second bedroom to the front elevation and the main and third bedroom overlooking the rear garden.

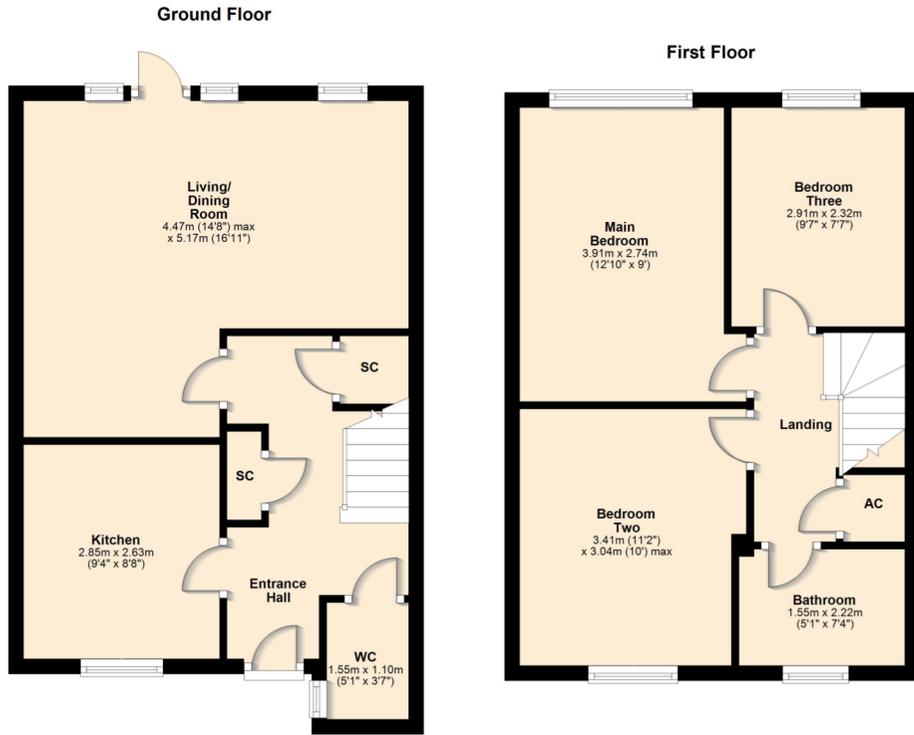
The main bedroom features fitted wardrobes and the second bedroom benefits from a loft hatch to a partially boarded attic with a drop-down ladder.

Modern bathroom with tiled effect flooring, stylish wall tiling, a chrome heated towel rail, and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, and a wash hand basin and WC built within a vanity storage unit.

Nestled within a desirable cul-de-sac, the property is neatly set back featuring an attractive frontage and a paved driveway providing off road parking for one-two cars. A side gate leads to the rear garden and there is a canopy over the front door.



The delightful south-facing rear garden offers a true sun trap and has been beautifully designed with low-maintenance in mind. Directly adjoining the property is a paved patio area, ideal for relaxation with a wooden canopy veranda over offering shade in the warmer months. Leading on from this is a further patio, with a decorative centre, an array of flower beds, an artificial lawn to the top of the garden and a timber shed.



*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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