



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Family Favourite"

Situated in an established residential location within walking distance of the town centre, this impressive semi-detached property boasts four bedrooms, a south facing garden, off road parking and a garage!



Hurlingham Road
Market Harborough
LE16 9GB





Conveniently located within walking distance to the town centre, leisure centre, local primary and secondary schools, supermarkets and the train station with links to London St Pancras within an hour.

The property is currently tenanted and the photos have been taken while the property has been empty.

Entrance through the timber front door leading into the inviting entrance hall with attractive laminate flooring, stairs flowing up to the first-floor landing, and access to the guest WC with a white two-piece suite.

Kitchen/dining room comprising ceramic tiled flooring, eye and base level fitted units, square edged work surfaces, a stainless-steel sink with drainage board, an integrated electric oven, a four-ring gas hob, and space for a freestanding fridge/freezer and a washing machine (appliances not included).

Spacious living room with French doors opening out to the rear garden, a separate window injecting natural light and a useful window under stair storage cupboard.

Three bedrooms are located on the first floor, two of which are double in size with the second and fourth overlooking the south-facing rear garden.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a white three piece to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with a fitted shower over.

The main bedroom occupies the entire top floor and is a fantastic size with a window to the front elevation and a Velux window to the rear. The en suite comprises vinyl flooring, a low-level WC, a pedestal wash hand basin and a corner shower enclosure with a fitted shower over. A Velux windows also injects natural light.

The rear garden is of a good size, benefitting from a south facing aspect and a paved path leads to the rear of the garage.





Living Room
4.93m x 3.4m (16'2" x 11'2")max

Kitchen/ Dining Room
4.27m x 2.79m (14'0" x 9'2")

WC
1.68m x 0.89m (5'6" x 2'11")

Main Bedroom
5.82m x 4.9m (19'1" x 16'1")Max

En Suite
2.01m x 1.91m (6'7" x 6'3")

Bedroom Two
3.96m x 2.82m (13'0" x 9'3")

Bedroom Three
3.81m x 2.79m (12'6" x 9'2")max

Bedroom Four
3.02m x 2.01m (9'11" x 6'7")

Bathroom
1.98m x 1.7m (6'6" x 5'7")

Garage
5.21m x 2.72m (17'1" x 8'11")



*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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