



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Room To Grow"

Tucked away in a quiet private cul-de-sac and overlooking a neighbouring green, this beautifully presented end-of-terrace home offers generous living space, stylish upgrades, and excellent potential, making it an ideal choice for young families, first-time buyers, and investors alike.



Timson Close
Market Harborough
LE16 7UU





The property enjoys a highly sought-after location within walking distance of Robert Smyth Academy, the town centre, local amenities, and the train station, with direct rail services to London St Pancras in around an hour.

A steel part-glazed front door opens into a welcoming entrance hall featuring attractive wood-effect laminate flooring, a convenient guest WC, and stairs rising to the first floor.

The spacious, light-filled living room benefits from a large front-facing window with attractive views across the neighbouring green and mature trees. Finished with continued wood-effect laminate flooring, the room flows seamlessly into the kitchen/dining area, creating an ideal space for modern family living.

The well-appointed kitchen/dining room offers ample space for a dining table and features a range of stylish shaker-style wall and base units with square-edged worktops. Integrated appliances include an electric double oven, four-ring gas hob, ceramic sink, fridge/freezer, and dishwasher, while there is additional space and plumbing for a washing machine. A useful storage cupboard provides further practicality, and double doors open into the conservatory.

The bright and airy conservatory enjoys continued wood-effect flooring, multiple power points, and French doors opening directly onto the rear garden, providing an excellent additional reception space that can be enjoyed throughout the year.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, loft access, and an airing cupboard. A side-facing window floods the landing with natural light.

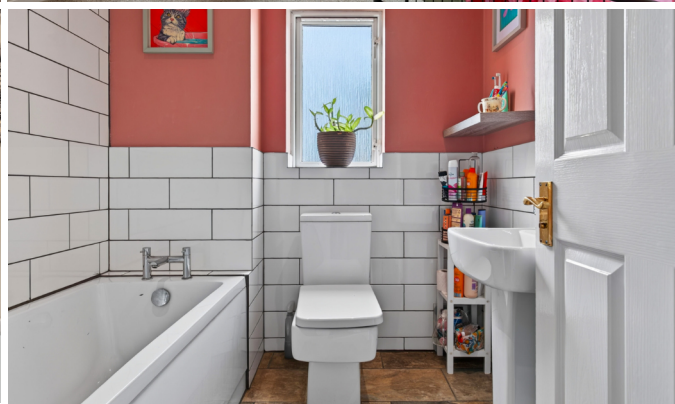
The main bedroom overlooks the rear garden and benefits from fitted double wardrobes. Two further generous bedrooms enjoy views over the front of the property, with the third bedroom also featuring a built-in single wardrobe.

The recently renovated family bathroom has been finished to a high standard and comprises a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Complemented by stylish white metro wall tiles, attractive tiled flooring, and a contemporary heated towel rail, it offers a fresh and modern finish.

Outside, the property is set back from the road with established trees and shrubbery creating an attractive frontage. The front garden is mainly laid to lawn with a walled border and mature hedging.

To the side of the property is a driveway providing tandem parking for two vehicles, secure gated access to the rear garden, and excellent potential to construct a garage (subject to the necessary planning permissions and consents).

The south-west facing rear garden is a particular highlight, enjoying sunshine throughout the day and into the evening. A generous paved patio immediately outside the conservatory provides the perfect space for outdoor dining and entertaining, leading onto a lawned garden with steps down to an additional paved seating area. A pathway extends to the rear corner of the garden where a large, useful metal garden shed provides excellent outdoor storage.





Living Room - 4.44m x 3.78m (14'7" x 12'5") max

Kitchen/Dining Room - 4.75m x 3.23m (15'7" x 10'7")

Conservatory - 3.58m x 2.9m (11'9" x 9'6")

WC - 1.96m x 0.86m (6'5" x 2'10") max

Main Bedroom - 3.45m x 2.74m (11'4" x 9'0") excl wardrobes

Bedroom Two - 3.61m x 2.87m (11'10" x 9'5") max

Bedroom Three - 2.62m x 2.21m (8'7" x 7'3") max

Bathroom - 1.98m x 1.93m (6'6" x 6'4") max



*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



Henderson Connellan, 63 High Street,
Market Harborough, LE16 7AF

01858 410400
marketharboroughsales@hendersonconnellan.
co.uk

