



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Great Opportunity at a Great Price!"

Set within a small, tucked-away enclave, this two-bedroom mid-terraced property benefits from off-road parking and offers potential for improvement. A fantastic opportunity for first-time buyers and investors alike, with scope to create a wonderful home in a sought-after setting.



Tymecrosse Gardens
Market Harborough
LE16 7US





Situated within a popular residential location, the property benefits from being within walking distance to the town centre, train station, Robert Smyth Academy and other local amenities.

Offered for sale with NO CHAIN.

Entrance is gained via a composite glass-panelled front door into the welcoming entrance hall, featuring laminate flooring, with stairs rising to the first floor.

The spacious living room is situated to the rear of the property and benefits from continued laminate flooring, access to a useful under-stairs storage cupboard and French doors opening directly onto the rear garden, allowing plenty of natural light into the room.

The kitchen is fitted with a range of attractive eye and base-level units, complemented by laminate roll-top work surfaces and a stylish tiled splashback. There is a composite sink and drainer, oven, gas hob with extractor over, and laminate flooring. Space and plumbing are provided for a washing machine and slimline dishwasher, together with space for a fridge/freezer.

The first-floor landing provides access to both bedrooms, the bathroom and the loft.

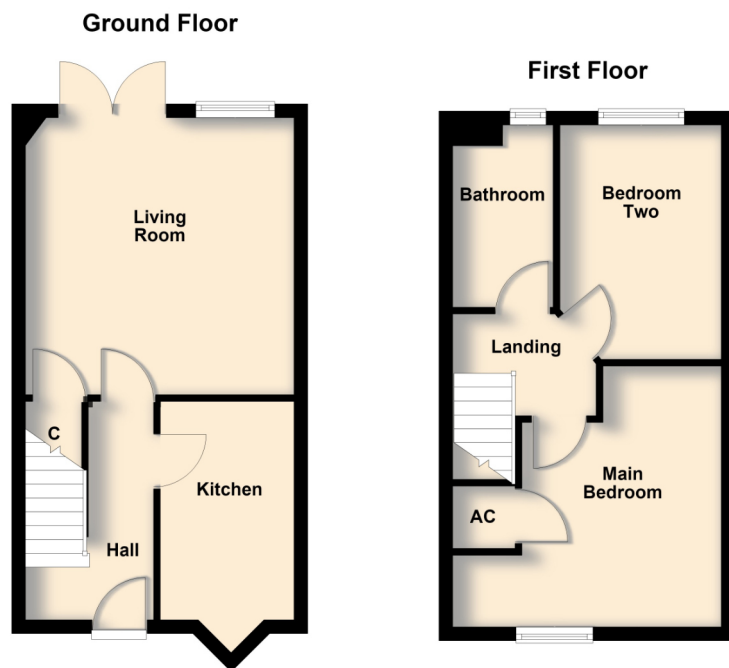
There are two well-proportioned double bedrooms, with the main bedroom positioned to the front elevation and benefiting from access to a useful airing cupboard.

The modern bathroom features a white three-piece suite comprising a panel-enclosed bath with shower over, pedestal wash hand basin and WC.

The property is tucked away within a private enclave on Tymecrosse Gardens and benefits from two allocated parking spaces, together with a useful brick-built storage cupboard.

The good-sized rear garden is predominantly laid to lawn, with a patio positioned directly outside the French doors providing an ideal space for outdoor dining and entertaining. A shed positioned at the bottom of the garden provides additional useful storage.





Living Room - 4.01m x 3.89m (13'2" x 12'9") max

Kitchen - 3.15m x 1.93m (10'4" x 6'4")

Main Bedroom - 3.78m x 3.73m (12'5" x 12'3") max

Bedroom Two - 3.4m x 2.34m (11'2" x 7'8") max

Bathroom - 2.64m x 1.42m (8'8" x 4'8")



*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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