

for sale

offers in the region of **£375,000** Freehold



Thornborough Close Market Harborough LE16 8BE

A well-presented detached dormer-style home situated in a quiet cul-de-sac within walking distance of Market Harborough town centre and railway station.

- Energy Rating: E
- Detached Dormer-Style Home
- Quiet Cul-de-Sac Location
- Conservatory Overlooking the Garden
- Ground Floor Study / Bedroom Three

Property Details

Entrance Hall

Entered via a glazed front door, with stairs rising to the first floor, radiator and doors leading to the principal ground floor accommodation.

Shower Room

Fitted with a three-piece suite comprising shower cubicle, low-level WC and wash hand basin. Complementary wall tiling, radiator and obscure double-glazed window.

Lounge

A bright and spacious reception room featuring a double-glazed window to the front elevation, radiator and feature fireplace creating an attractive focal point.

Dining Room

A separate dining space ideal for entertaining, with radiator, double-glazed window and access through to the kitchen

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a selection of integrated appliances, sink and drainer unit, space for additional appliances and a window overlooking the rear garden. Door leading to the conservatory.

Conservatory

A pleasant addition to the home enjoying views over the rear garden, with windows to three sides and French doors providing direct access outside.

Study / Bedroom Three

A versatile room offering flexibility for a home office, guest bedroom or additional reception room, with radiator and double-glazed window.

First Floor

Landing

With access to loft space and doors leading to all first-floor accommodation.

Bedroom One

A generous double bedroom with double-glazed window, fitted storage and radiator.

Bedroom Two

A further double bedroom with double-glazed window, radiator and access to the en-suite cloakroom.

En-Suite Cloakroom

Fitted with a low-level WC and wash hand basin. Obscure double-glazed window.

Outside

Front Garden & Driveway

Off-road parking is provided via a driveway leading to the garage, with established planting creating an attractive frontage.

Garage & Store

Single garage with attached brick-built store to the rear, providing useful storage space.





Ground Floor

First Floor

Total floor area 124.0 m² (1,335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



directions to this property:

From Connells Market Harborough office proceed along St Mary's Road and turn right onto Coventry Road. Continue through the town and turn into Lubenham Hill. Turn right into Thornborough Close where the property can be found within the cul-de-sac.

To view this property please contact Connells on

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11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308513 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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