



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Plot, Potential and Proportions!"

Set on an established plot with an extensive rear garden, this three bedroom period property offers the perfect opportunity for buyers to add their own stamp to with its generous proportions, secluded rear garden and off road parking.



Welland Park Road
Market Harborough
LE16 9DR





Offered for sale with NO CHAIN!

Entrance is gained into the entrance porch with glazed windows and provides access into the inviting entrance hall.

The charming hallway boasts space for coats and shoes, stairs rise to the first floor and there is access to the under stairs storage cupboards.

Open plan living/dining room thoughtfully knocked through to create a fantastic space with an abundance of natural light flooding through from the bay window and the French doors to the rear. The generous space benefits from high ceilings and a gas fireplace with tiled surround and hearth. There is ample room for both living and a table and chairs overlooking the garden beyond.

Fitted kitchen/breakfast room extended to create space for a small dining table and chairs, making an excellent area to entertain, with a side door out to the garden. The kitchen comprises a range of eye and base level units, a roll top work surface, a stainless-steel sink, freestanding cooker and space for a fridge and washing machine.

Stairs rise to the first floor landing with a window to the side elevation, access to the loft hatch which offers a ladder and partial boarding.

Three bedrooms, two of which are double in size, with the third bedroom including a fitted storage cupboard.

Family bathroom featuring a three piece suite to include a panel enclosed bath with shower over, a low-level WC and a pedestal wash hand basin.

Set back from the road, the property features an established frontage with a paved driveway providing off road parking for a minimum of one car. To the rear of the property is an unadopted road that leads towards the property's rear gates, which provides vehicular access to another potential off road parking space or excellent potential to develop further by building a garage to the rear if required.

The delightful rear garden is of an extensive size whilst boasting a good degree of privacy with its mature shrubbery and hedgerow, offering a true retreat. The garden has been well maintained with three sculpted lawn sections a paved path leading to two patio areas perfect for seating and a wealth of well-stocked planted borders. There are also three sheds to the garden offering excellent storage.



Kitchen/Breakfast Room
1.98m x 5.13m (6'6" x 16'10")

Dining Room
3.15m x 3.45m (10'4" x 11'4")

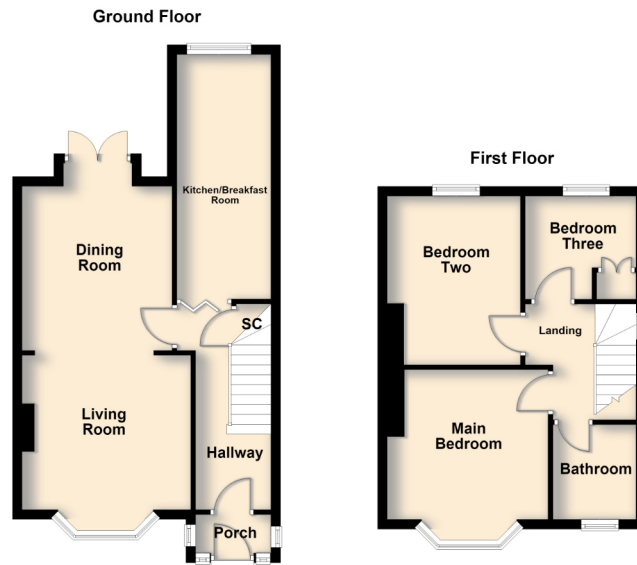
Living Room
3.53m x 3.23m (11'7" x 10'7")

Main Bedroom
3.53m x 3.25m (11'7" x 10'8") max

Bedroom Two
3.15m x 3.45m (10'4" x 11'4") max

Bedroom Three
2.01m x 2.16m (6'7" x 7'1") max

Bathroom
1.78m x 1.98m (5'10" x 6'6")



*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

