



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Situated in a popular residential location and neatly tucked away from the road, this impressive three storey property was built by David Wilson Homes in 2011 and boasts generous proportions throughout, three double bedrooms, a quality finish and the rare benefit of two garages!



Patrick Street
Market Harborough
LE16 9HP





This select build offers a unique architectural design, built in 1991, using reclaimed brick to ensure the property blends in with the characterful village setting.

Conveniently located within walking distance to the village green, two pubs, Bowden Stores, the post office, primary school, the village hall and the church. Market Harborough train station is also within walking distance, offering commuter rail links to London St Pancras within an hour.

Entrance through the timber front door leading into the inviting reception hall/dining room, with dual aspect windows, ample space for a large dining table and chairs, and a timber staircase flows up to the first-floor landing.

Comfortable living room featuring a window and French doors overlooking the delightful rear garden, and a gas fireplace with a brick and timber surround adding a focal point to the room.

Country style kitchen/breakfast room comprising tiled flooring, feature log burner, a host of eye and base level fitted units, timber work surfaces, a ceramic one and a half bowl sink, an integrated electric cooker with a four-ring gas hob, an integrated fridge, space for a breakfast table and chairs, and French doors open out to the rear garden.



Separate utility room with LVT flooring, space for three under counter appliances, and a door out to the driveway.

Guest WC comprising a white two-piece suite.

First floor landing with access to the attic via a hatch.

Spacious main bedroom with a window overlooking the rear garden and an en suite shower room. The en suite comprises a low-level WC, a pedestal wash hand basin and a corner shower enclosure with an electric shower over.

Three further bedrooms, two of which are double in size and offering the potential to be utilised as a home office.



Bathroom comprising ceramic tiled walls and a white three-piece suite to include a low-level WC, a pedestal wash hand basin and a panel enclosed bath with an electric shower over.

Single garage with a manual up and over door, a side personnel door and benefitting from power and light.

Living Room
3.63m x 3.48m (11'11" x 11'5") max

Dining Room
3.94m x 3.51m (12'11" x 11'6") max

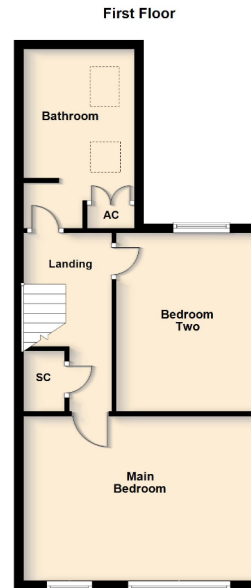
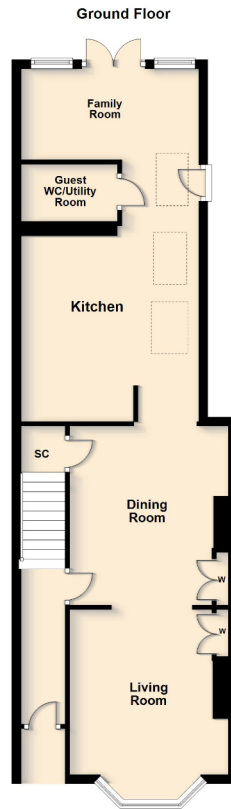
Kitchen/Family Room
4.09m x 3.81m (13'5" x 12'6") max

Guest WC/Utiliy
2.06m x 1.42m (6'9" x 4'8")

Main Bedroom
5.08m x 3.63m (16'8" x 11'11")

Bedroom Two
3.94m x 3.07m (12'11" x 10'1")

Bathroom
3.38m x 2.26m (11'1" x 7'5") max



*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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