

Connells

Tymecrosse Gardens
Market Harborough

Tymecrosse Gardens
Market Harborough LE16 7US

for sale
£395,000







Property Description

Connells are delighted to offer to the market this beautifully presented four-bedroom detached property, located in the highly sought-after Tymecrosse Gardens in Market Harborough. Perfectly blending modern comfort with a prime location, this home offers spacious living areas, a private garden and a single integrated garage-ideal making it ideal for families or those seeking extra space.

Tymecrosse gardens is within walking distance of local amenities, 'The Waterfront' restaurant, the town centre and local schools such as the reputable 'Robert Smyth Academy'.

Property Features:
Four generously sized bedrooms, including a master with en-suite
Bright and airy lounge with feature fireplace
Modern kitchen/dining area with integrated appliances
Integral garage and drive
Landscaped large back garden

Nestled in the picturesque Leicestershire countryside, Market Harborough combines rural charm with modern convenience. A vibrant market town offering a wealth of amenities including independent boutiques, high-street brands, plus supermarkets. With everything from cosy coffee shops to fine dining, the town boasts a diverse culinary scene and the Nearby Welland Park Park provides beautiful green space, play areas, and tennis courts. In the surrounding area you can enjoy scenic walks, cycling routes, and historic landmarks, all while being close to major cities like Leicester and Northampton

Entrance Hall

Allowing access to cloakroom and living room. Wooden effect flooring. Radiator.

Cloakroom

With WC, free standing sink with tiled splashback, radiator and window front with privacy glass.

Lounge

This light and comfortable room is situated to the front of the property and benefits from a large bay window, feature electric fireplace and wooden flooring. Access to large under-stairs storage cupboard.

Dining Kitchen

Accessed via the living room, this spacious dining kitchen features a modern fitted kitchen that comprises base and high level units including a full height pantry pull-out and a very stylish contrasting composite work surfaces with integrated draining board. Running the width of the property, this room offers direct access to the patio area in the rear garden making it ideal for outdoor entertaining. Integrated fridge/freezer, washing machine, separate hob, oven and microwave, boiler. Access door to garage.

Landing

Storage cupboard housing water tan.

Bedroom One

Situated to the rear of the property, this double bedroom has two windows overlooking the rear garden, fitted wardrobes and a well appointed en-suite shower room.

En-Suite

Stylishly presented shower room with fully enclosed shower cubicle, WC,

pedestal sink and heated towel rail.

Bedroom Two

This room offers versatile accommodation as either an additional bedroom or as a study/dressing room.

Bedroom Three

Situated to the front of the property, this room provides ample space as either a bedroom or study.

Bedroom Four

This spacious double bedroom benefits from two windows allowing natural light to flood into the room.

Family Bathroom

Recently updated and stylishly presented room featuring bath with shower above, WC, free standing sink, extractor fan and half height tiling.

Outside

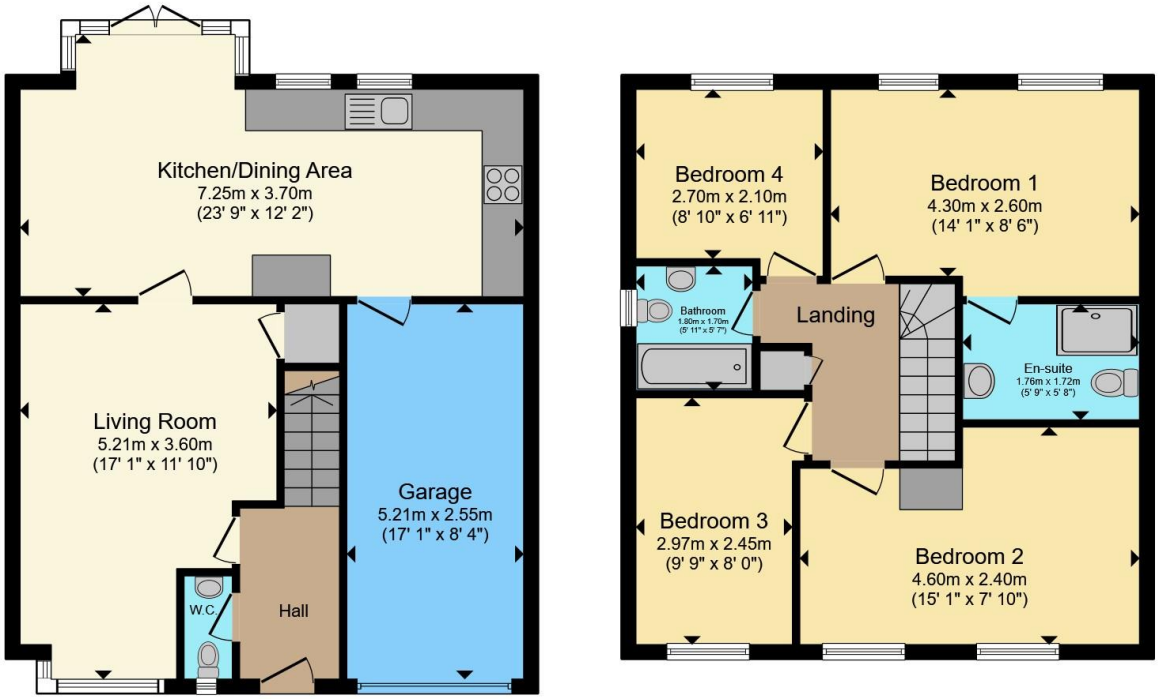
To the front of the property is a landscaped garden area with mature planting. A side gate leads to the large terraced back garden which has a sizeable patio area that can be accessed from the Dining Kitchen creating a versatile entertaining space. Two tiered lawned garden areas with mature hedge to the rear boundary, backing onto further private mature area. Planted with a range of mature plants and trees. Shed and garden furniture to be included.

Entrance Hall

Allowing access to cloakroom and living room. Wooden effect flooring. Radiator.







Ground Floor **First Floor**





Total floor area 121.3 m² (1,306 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

Connells

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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