



**HENDERSON
CONNELLAN**

ESTATE AGENTS

'A Location & Outlook to Impress'

Situated within the highly-desirable Park Drive, a quiet idyllic setting, whilst still being close to the town centre, this extended semi-detached bungalow is larger than you'd initially expect, boasting two double bedrooms, a desirable rear outlook with the local arboretum behind and offered for sale with no-onward chain!



Park Drive
Market Harborough
LE16 7BB





Located towards the top of the cul-de-sac, the property is conveniently located within walking distance of the town centre, local amenities, canal basin, bus stops and the train station.

Welcoming entrance hall with timber effect flooring and a loft hatch.

Beautifully appointed living room featuring a generous window to the front elevation, with elevated views of the countryside, a picture rail and a charming electric fireplace.

Fantastic kitchen/dining room boasting timber effect flooring, ample space for a dining table and chairs and a door leading out to the garden.

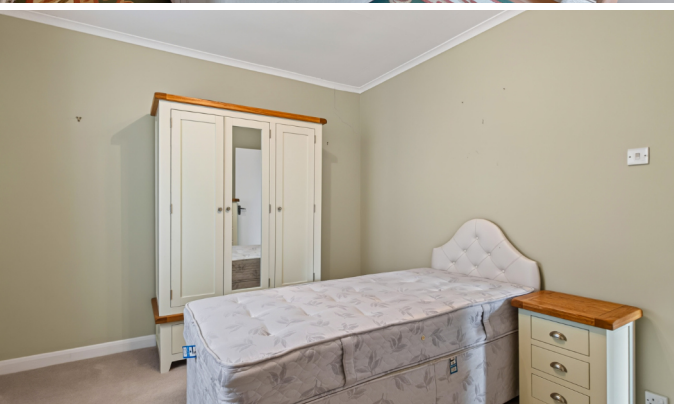
The kitchen offers an array of shaker-style eye and base level units, a roll-top work-surface, ceramic wall tiling, a sink, a cooker with a four-ring gas hob and space for a fridge/freezer and a washing machine.



Both bedrooms benefit from being double in size, with a neutral décor. The main bedroom features fitted wardrobes and drawers, with a window overlooking the garden, whilst the second bedroom provides space for storage and houses the airing cupboard.

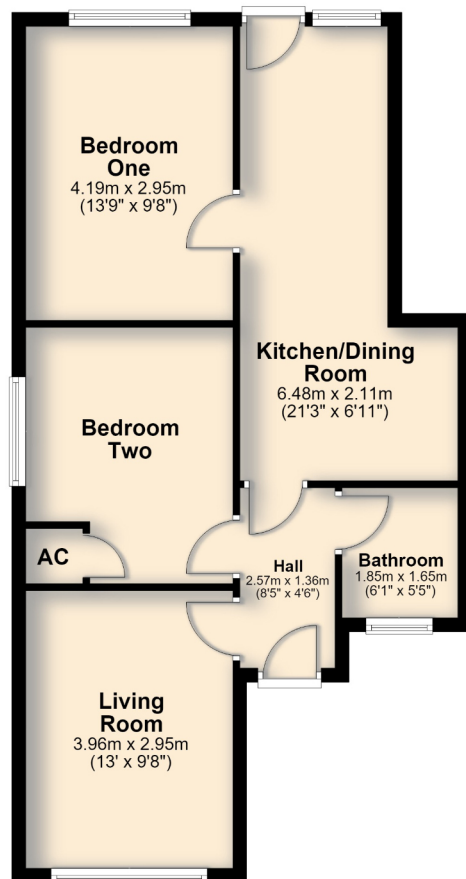
The well-presented bathroom is fully tiled and comprises a white three-piece suite to include a panel enclosed bath, a wash hand basin and a WC.

The property boasts an attractive frontage with a beautifully-kept front garden enclosed by neat hedgerow and timber gates. A driveway provides off-road parking in tandem for two cars and a covered porch area with terracotta tiles is by the front door.



The rear garden provides a lovely outlook of the neighbouring arboretum and offers a good degree of privacy. The garden features a paved patio area with steps leading up to the remainder of the garden, which is laid to lawn, with planted borders and a timber shed.

Ground Floor



Kitchen/Diner - 6.48m x 2.11m (21'3" x 6'11")

Living Room - 3.96m x 2.95m (13'0" x 9'8")

Bathroom - 1.85m x 1.65m (6'1" x 5'5")

Bedroom One - 4.19m x 2.95m (13'9" x 9'8")

Bedroom Two - 3.66m x 2.95m (12'0" x 9'8")



*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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