



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"A Fantastic Opportunity"

Occupying an excellent cul-de-sac position, just a short walk from the town centre and the train station, this well-presented detached home boasts a delightful south-facing garden and offers a fantastic opportunity for those looking to modernise further.



Claremont Drive
Market Harborough
LE16 8BX





Offered for sale with no onward chain!

Popular residential location within walking distance of local primary and secondary schools, the town centre, local parks, and other local amenities. The property also benefits from being within very close walking distance of the train station, with direct commuter links into London in less than one hour.

Welcoming entrance hall with a composite front door, laminate flooring, a guest WC, and stairs rising to the first floor.

Well-presented living room featuring a bay window to the front elevation, a charming fireplace with an electric fire, and a door into the dining room.

Beautifully appointed dining room boasting French patio doors leading out to the south-facing garden, laminate flooring, space for a dining table and chairs, and a door into the kitchen.

The shaker-style kitchen comprises continued laminate flooring, an array of eye- and base-level units, a roll-top work surface, a Belfast-style ceramic one-and-a-half bowl sink with a mixer tap and draining board, ceramic wall tiling, a single oven, a four-ring gas hob, and space for a dishwasher and a washing machine.

A window above the sink overlooks the garden, an under-stairs cupboard provides excellent storage, and an archway leads into the utility room.

The utility room is equipped with a work surface and units, a stainless-steel sink with a mixer tap and draining board, space for a washing machine and a tumble dryer, and a side door leading out to the garden.

Guest WC comprising laminate flooring, a chrome heated towel rail, a wash hand basin, and a low-level WC.

First-floor landing with an airing cupboard and a loft hatch.

Three well-proportioned bedrooms, with two benefiting from being doubles in size and bedroom three offering a large single room.

The main and second bedrooms feature built-in wardrobes, with the main bedroom also boasting an en-suite shower room.

The shower room comprises a chrome heated towel rail, LED ceiling spotlight, a shower cubicle, a pedestal wash hand basin, and a low-level WC.

The modern main bathroom is complete with ceramic floor and wall tiling, LED ceiling spotlights, a chrome heated towel rail, and a white three-piece suite to include a panel-enclosed bath with a shower screen and shower over, a pedestal wash hand basin, and a low-level WC.

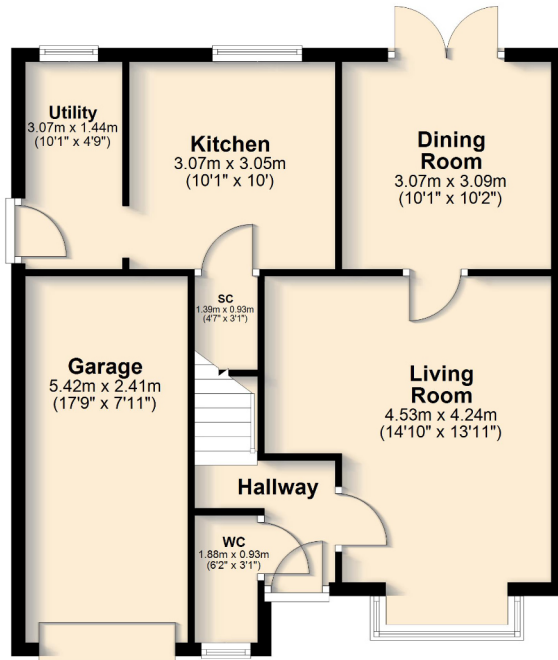
Single garage with a manual up-and-over door, power sockets, and lighting.

The property offers a generous frontage with a well-kept front garden, which features a large conifer tree, hedgerow, and a gravelled area that could be used for extra parking. A hard-standing driveway provides off-road parking, and a side gate leads to the garden.

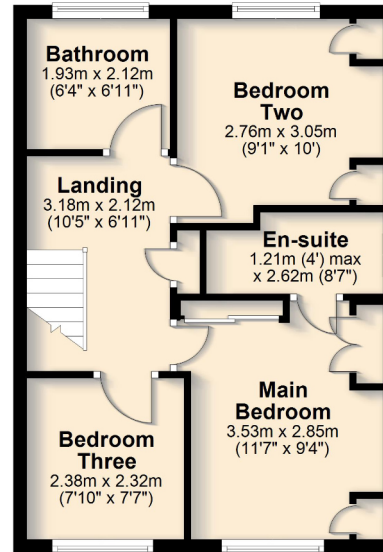
The delightful south-facing garden is a true sun trap and boasts a variety of mature planting and beautiful blossom trees. The garden is mainly laid to lawn and also benefits from a paved patio ideal for outdoor entertaining, and a timber shed.



Ground Floor



First Floor



*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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