



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Angell Drive, Market Harborough LE16 9GJ

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“Attention First Time Buyers!”

Situated in an established residential and neatly tucked away from the road, this impressive and detached coach house boasts a fantastic throughout, two double bedrooms, an open plan living/dining room with the added benefit of parking and a garage! Conveniently located within walking distance to the local farm shop, primary and secondary schools, the town centre and the train station.

Entrance via a timber, glass-panelled front door, leading into the inviting entrance hall featuring a stylish two-tone balustrade rising to the first floor and internal access to the garage. The garage itself has been enhanced to create a highly versatile space, complete with painted flooring, a manual up-and-over door, power and lighting, alongside generous storage options including a substantial understairs cupboard.

To the first floor, the property boasts a superb open-plan living and dining area, flooded with natural light from two Velux windows, a front-facing window, and French doors opening to a Juliet balcony. The room is further complemented by contemporary LVT flooring and a useful built-in storage cupboard with shelving.

The kitchen is modern and well-appointed, continuing the LVT flooring and offering a range of eye and base level units with roll-top work surfaces. Additional features include a stainless-steel sink, electric oven with four-ring gas hob, and space for a washing machine, dishwasher, and fridge freezer. Two Velux windows enhance the light-filled and airy feel.

The main bedroom is impressively finished, offering fitted wardrobes and a pleasant front aspect, creating a comfortable and stylish retreat. The second bedroom is a well-proportioned double, ideal for guests, family, or home working.

Contemporary bathroom fitted with a white three-piece suite comprising a low-level WC, a pedestal Sottini wash hand basin, and a panel-enclosed bath with shower over. Finished with LVT flooring, a chrome heated towel rail, and a Velux window, the space is both practical and refined.

Externally, the property enjoys a tucked-away position between two houses, benefitting from off-road parking for two vehicles.

Living/Dining Room - 5.33m x 4.8m (17'6" x 15'9") max

Kitchen - 3.71m x 1.91m (12'2" x 6'3") max

Main Bedroom - 3.07m x 2.74m (10'1" x 9'0") max

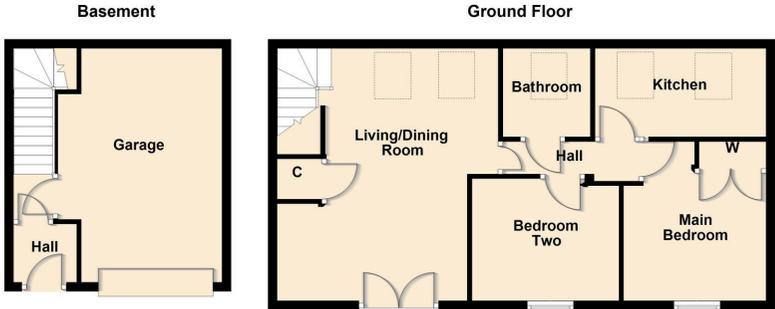
Bedroom Two - 3.2m x 2.54m (10'6" x 8'4")

Bathroom - 1.91m x 1.7m (6'3" x 5'7")

Garage - 5.41m x 3.05m (17'9" x 10'0") max



• Two Bedroom Coach House • Garage



63 High Street, Market Harborough, Leicestershire, LE16 7AF

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

