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ESTATE AGENTS

## "An Idyllic Park View"

Boasting wonderful views to the rear of Little Bowden Park and just a short walk to the town centre & train station, this fantastic three-bedroom home offers an idyllic location, whilst also benefitting from a characterful interior and three double bedrooms!



Northampton Road  
Market Harborough  
LE16 9HD





Occupying a desirable position along the popular tree-lined Northampton Road the property is conveniently located within walking distance of the town centre, Leisure Centre, the train station and local primary & secondary schools. Peaceful countryside walks are also easily accessible along the popular Brampton Valley Way.

The property boasts a neat frontage, with an enclosed private courtyard offering access to the front door.

Welcoming entrance hall featuring a composite front door, ceramic tiled flooring, a panelled radiator and access to a guest WC.

Modern breakfast kitchen with continued ceramic tiled flooring, a generous window overlooking the rear garden, LED ceiling spotlights and a door through to the boot room.

The kitchen comprises an array of shaker style eye and base level units, ceramic wall tiling, a marble effect work-surface which flows into a two-seater breakfast bar, and a one and a half bowl sink with a mixer tap and draining board. Appliances include a single oven, a four-ring gas hob, an integrated fridge/freezer, dishwasher and space for a washing machine and a tumble dryer.

The boot room offers an ideal space for storage, or convert to a garden room, with ceramic tiled flooring, power supply and a door out to the garden.

Beautifully decorated living/dining room boasting dual aspect windows, attractive herringbone style flooring and LED ceiling spotlights. The room features a traditional open fireplace, decorative wall panelling, an under-stairs storage cupboard and stairs rise to the first floor.

Modern guest WC comprising ceramic tiled flooring, attractive textured wall tiling, a chrome heated towel rail, a wash hand basin and WC built within a vanity cupboard unit.

The landing benefits from recently updated carpets, an airing cupboard housing a modern Ideal boiler installed within the last 18 months and a loft hatch to a partially boarded attic with a ladder.

Three well-proportioned double bedrooms, in excellent decorative order, also benefitting from modern carpeting.

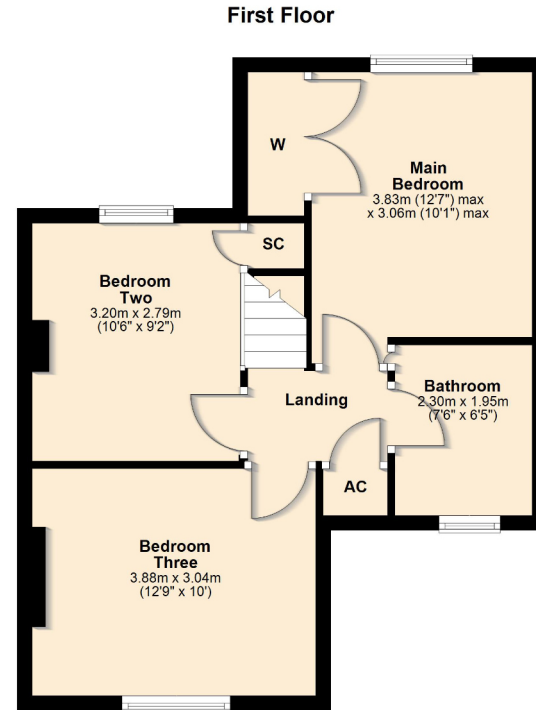
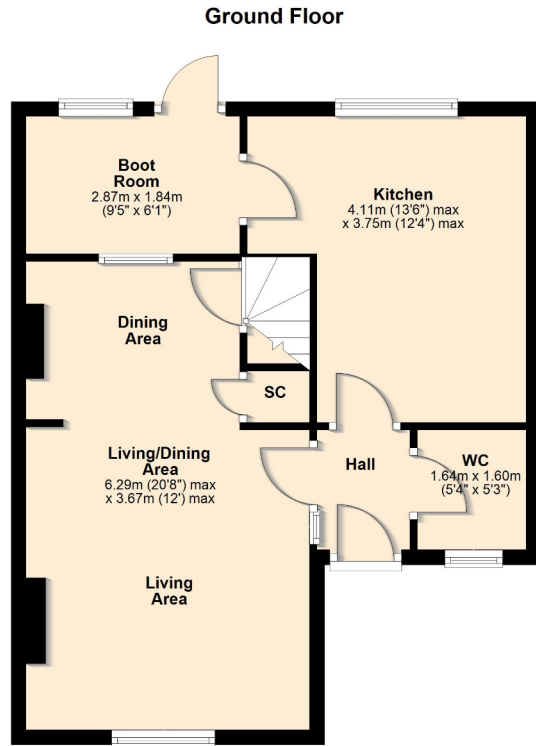
The main bedroom boasts a delightful view of the rear garden and neighbouring Little Bowden Park. The room features a charming, beamed ceiling, LED ceiling spotlights, a traditional picture rail, a fitted wardrobe and a loft hatch to a secondary loft space which has been professionally boarded with a ladder.

The second bedroom also benefits from a park view and storage, whilst the third bedroom is located to the front elevation and features traditional decorative cast iron fireplace.

Stylish family bathroom comprising a tall-heated towel rail, LED ceiling spotlights, tiled effect flooring, attractive wall boards and decorative panelling, a fantastic light up and de-mist mirror and a white three-piece suite to include a panel enclosed bath with a shower screen and shower over, and a wash hand basin and WC built within a vanity storage unit.



The well-maintained rear garden is mainly laid to lawn, with a paved patio area off the house, with a pathway flowing to the top of the garden to an additional seating area.



\*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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