



**Connells**

Crescent Close  
Market Harborough



## Property Description

This charming 3-bedroom semi-detached house, ideally nestled just a short stroll from the vibrant center of Market Harborough, offers the perfect blend of convenience and tranquility. Boasting a spacious parking area and a coveted garage, this property ensures hassle-free urban living. One of its standout features is the rear extension, which bathes the interior in natural light and provides panoramic views of the meticulously landscaped garden.

Imagine sipping your morning coffee in this serene oasis or hosting gatherings on the picturesque patio. Inside, the house exudes warmth and comfort. The open-plan living spaces seamlessly flow from the modern kitchen to the inviting living room, creating an ideal space for both daily life and entertaining. Upstairs, three generously sized bedrooms provide ample room for a growing family or guests.

This home's location is a true gem, allowing easy access to Market Harborough's amenities, including shops, restaurants, and schools. Whether you're seeking the buzz of the town or the tranquility of your private garden, this property offers the best of both worlds—a delightful urban retreat with all the comforts of home.

## Ground Floor

### Entrance

Door leading from the side of the property into an entrance porch and then into the entrance hall, with laminate flooring, stairs to first floor and door into dining room.

### Lounge

12' 8" x 12' 9" into bay ( 3.86m x 3.89m into bay )

Beautifully appointed lounge with feature fireplace and gas fire inset, large bay window to front elevation, door to understairs storage cupboard and double doors into dining room

### Dining Room

10' 8" x 10' 5" ( 3.25m x 3.17m )

Open plan to the Kitchen and Conservatory/family room the dining room is a light bright space with log burner and light laminate flooring.

### Kitchen

10' x 7' 4" ( 3.05m x 2.24m )

U shaped kitchen with a selection of modern wall and base units, granite worktops and complimentary splashbacks, integrated fridge/freezer, washing machine, electric eyelevel cooker, induction hob with extractor over, window to side elevation and tiled flooring.

### Conservatory/Family Room

9' 7" x 10' 7" ( 2.92m x 3.23m )

Light and airy space with light laminate flooring, glazed roof and Bi-fold door onto the garden. There is also a door into a useful utility room.

### **Bedroom One**

12' 9" max x 10' 3" max ( 3.89m max x 3.12m max )

### **Bedroom Two**

10' 7" x 7' 1" ( 3.23m x 2.16m )

### **Bedroom Three**

8' 3" x 7' 2" ( 2.51m x 2.18m )

### **Family Bathroom**

Modern family bathroom comprising of bath with shower over and glass shower screen, and shower boarding to walls, vanity sink unit, WC, window to front elevation and tiled flooring

### **Front Of The Property**

Large frontage with driving leading to single garage, and gravelled area giving ample parking for several vehicles.

### **Rear Of The Property**

Directly from the bi-fold doors of the family room is a large patio area with ample room for dining and entertaining, steps lead up to a further patio area with a log store, and further back trellis leads you to a gravelled area where there is a summerhouse and further seating. The garden has been beautifully landscaped and maintained.









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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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