



HENDERSON
CONNELLAN
For sale
01898 410400

**HENDERSON
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ESTATE AGENTS

"Bungalow Living in Little Bowden!"

Occupying a desirable quiet position within the heart of Little Bowden, this two-bedroom detached bungalow presents an excellent blank canvas for those looking for a property to add their own stamp to, with a garage and ample off-road parking!



20 Latimer Crescent
Market Harborough
LE16 8AP





Offered for sale with no upward chain!

Conveniently located within close walking distance to Little Bowden recreation ground and primary school, local supermarkets, the town centre and the train station with excellent commuter rail links to London St Pancras.

Entrance to the property is gained through an entry porch with tiled flooring, space for coat and shoe storage, a window and a door leading into the kitchen.

The dining kitchen features tiled effect flooring, space for a dining table and chairs and a window to the side elevation. The kitchen comprises an array of eye and base level units, a roll top work-surface, a sink, ceramic wall tiling and space for a cooker, fridge/freezer and a washing machine.

An inner hallway with timber effect flooring leads to the living room, bedrooms and the shower room. A loft hatch provides access to a partially boarded attic with lighting.

Situated to the front of the property is the beautifully appointed living room with attractive herringbone style flooring, a gas fireplace and a bay window flooding the room with natural light.

The main bedroom offers a generous double size, with timber effect flooring space for wardrobes and a large window providing views of the rear garden.

The second bedroom also featuring timber effect flooring and is a single size, with an airing cupboard and French doors leading into the conservatory.

The naturally lit conservatory benefits from central heating, timber effect flooring and a multitude of windows providing delightful views of the garden with French patio doors leading out,

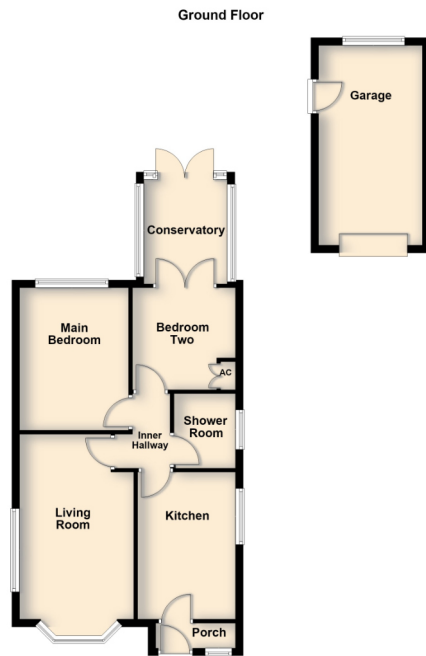
The fully tiled shower room comprises a chrome heated towel rail, a shower cubicle, a wash hand basin and a low-level WC.

Occupying a quiet setback position with Latimer Crescent, the property boasts an attractive frontage with a neatly kept front garden with a lawn and mature plantings, and a pathway leads to the front door. To the side of the property is a generous driveway providing off road parking in tandem for up to four cars, access to the garage and the garden.

The single garage benefits from power supply, lighting, a rear window and a side door leading out to the garden.

The delightful rear garden offers a good degree of privacy, featuring two separate areas to enjoy with a host of mature plantings. Directly adjoining the property is a block paved area with an array of flower beds, with a matching block paved pathway leading to the garage and the remainder of the garden. The rest of the garden is mainly laid to lawn, with further planted borders, whilst a green house and store provide excellent storage for green fingered buyers.





Kitchen - 3.89m x 2.59m (12'9" x 8'6")

Living Room - 4.78m x 3.05m (15'8" x 10'0") max

Main Bedroom - 3.76m x 2.87m (12'4" x 9'5")

Bedroom Two - 2.69m x 2.72m (8'10" x 8'11")

Shower Room - 1.96m x 1.63m (6'5" x 5'4")

Conservatory - 2.74m x 2.26m (9'0" x 7'5")

Garage - 5.26m x 2.72m (17'3" x 8'11")

*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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