



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Location, Position & Convenience"

Occupying an enviable position and a substantial sized plot, just a stone's throw from Welland Park, the thriving town centre and local amenities, this fantastic two-bedroom property boasts an excellent location with convenience on its doorstep!



Welland Park Road
Market Harborough
LE16 9DW





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Occupying an enviable position and a substantial sized plot, just a stone's throw from Welland Park, the thriving town centre and local amenities, this fantastic two-bedroom property boasts an excellent location with convenience on its doorstep!

Situated in a popular residential location, the property not only benefits from being within close walking distance of the town centre amenities, local shops and schools, it also offers access to the fantastic train station, providing excellent commuter links to London in under one hour.

Entrance is granted through a glazed door into a welcoming entrance hall where stairs rise to the first floor.

The living room features attractive laminate flooring and a bay window to the front elevation fitted with plantation shutters, allowing an abundance of natural light to flood the room. A feature fireplace with log burner creates a focal point, whilst an opening leads through into the kitchen/dining room.

The kitchen/dining room offers ideal family living space with laminate flooring and ample space for a dining table and chairs. The kitchen is fitted with a range of eye and base level units complemented by timber-effect, square edge work surfaces incorporating a stainless-steel sink and drainer. There is space for a freestanding oven with extractor hood above, together with space for a freestanding fridge/freezer. French doors open directly onto the rear patio, creating a seamless flow between the inside and outside.

Leading from the kitchen is the practical shower room/utility, fitted with tiled flooring and comprising a corner shower enclosure, low level WC and pedestal hand wash basin. The utility provides space and plumbing for both a washing machine and tumble dryer.

The first-floor landing provides access to both bedrooms and the family bathroom.

The main bedroom is a generous double room situated to the front elevation and benefits from extensive open wardrobe storage and incorporates a useful built-in storage cupboard. Bedroom two is a further well-proportioned double bedroom overlooking the rear garden.

Family bathroom comprising a three-piece suite to include a corner bath, low level WC and hand wash basin. The room benefits from laminate flooring and a window to the rear elevation.

The property is approached by a gravelled driveway providing off road parking for two vehicles. A paved pathway leads to the front door and continues to the side of the property where gated access leads to the rear garden.

The generous rear garden is fully enclosed by timber fencing and is accessed directly from the kitchen/dining room onto a generous paved patio, ideal for seating and entertaining. The garden is predominantly gravelled with mature shrubs and two resin sheds with the added benefit of a contemporary garden building with lighting and electrics which can be available by separate negotiation.





Living Room - 3.56m x 3.53m (11'8" x 11'7") max

Kitchen - 4.8m x 2.49m (15'9" x 8'2")

Shower/Utility - 2.44m x 1.52m (8'0" x 5'0")

Main Bedroom - 4.8m x 2.64m (15'9" x 8'8") max

Bedroom Two - 3.48m x 2.36m (11'5" x 7'9") max

Bathroom - 2.54m x 2.31m (8'4" x 7'7")



*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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