



**HENDERSON
CONNELLAN**

ESTATE AGENTS

"Deceiving Dimensions & An Immaculate Interior!"

Boasting generous proportions and a well presented interior, this fantastic three bedroom semi detached property is sure to impress, whilst also benefitting from a single garage and a tandem length driveway!



Lathkill Street
Market Harborough
LE16 9EY





Popular residential location within walking distance of the town centre, train station, local schools and amenities.

Inviting entrance hall with attractive Amtico flooring, a window to the side elevation injecting an abundance of natural light and stairs rise to the first floor.

Well-proportioned living room featuring a bay window, continued Amtico flooring and deceptive dimensions. The room also benefits from access to the under stairs storage cupboard.

Modern kitchen/dining room spanning across the back of the house enjoying a west facing aspect, ample space for a dining table and chairs, and French doors with plantation shutters lead out the paved patio area.

The kitchen comprises a range of eye and base level units, a square edge worktop with upstand, a stainless steel one and half bowl sink with draining board, a double integrated oven, a four ring gas hob with extractor hood over, a fridge/freezer and space for a washing machine and tumble dryer.

Guest WC incorporating a two piece suite to include a low level WC and a pedestal wash hand basin.

First floor landing benefits from a window to the side elevation and provides access to the loft and useful storage cupboard.

Three bedrooms, two of which are double in size. The main bedroom is to the front elevation and benefits from fitted wardrobes and en suite. The en suite comprises a fully enclosed and tile double-width shower, a pedestal wash hand basin and a WC.

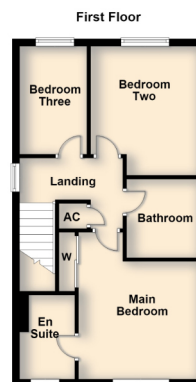
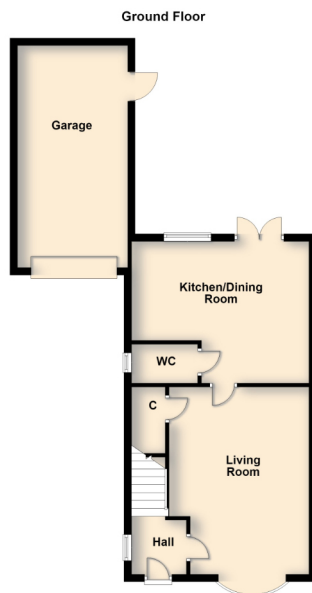
Family bathroom incorporating a three piece suite to include a panel enclosed bath, a pedestal wash hand basin and a WC. The walls are tiled up to dado height and is finished with attractive vinyl flooring.

Single garage with a manual up and over door, power supply, lighting and a side personnel door into the garden.

The property features a neat and attractive frontage with a well-kept front garden enclosed by wrought iron fencing. To the side of the property is a driveway providing off road parking in tandem for two cars and access to the single garage.

The rear garden boasts a fantastic west-facing aspect, is mainly laid to lawn and boasts a paved patio sits just off the kitchen, with a pathway to the garage side door.





iving Room
5.05m x 3.91m (16'7" x 12'10") excl bay

Kitchen/Dining Room
4.83m x 3.86m (15'10" x 12'8") max

WC
1.91m x 1.04m (6'3" x 3'5")

Main Bedroom
3.99m x 3.25m (13'1" x 10'8") max

En Suite
2.26m x 1.47m (7'5" x 4'10")

Bedroom Two
3.58m x 2.87m (11'9" x 9'5") max

Bedroom Three
2.92m x 1.83m (9'7" x 6'0")

Bathroom
2.18m x 1.85m (7'2" x 6'1")

Garage
6.02m x 3m (19'9" x 9'10")



*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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