



**HENDERSON  
CONNELLAN**

ESTATE AGENTS

## “Location & Design Combine...”

...to form this impressive three storey property, situated within close walking distance to the town centre comprising generous proportions throughout, three /four bedrooms, off road parking and a garage!



Poplars Court  
Market Harborough  
LE16 7BU





Conveniently located within close walking distance to the town centre with a variety of independent local shops and restaurants. Local schools, gyms, supermarkets and the train station are also within walking distance.

The property benefits from all new windows and doors in 2020, with a new en suite added in 2021. The boiler and hot water tank were replaced in 2018 and serviced annually since. More recently, most rooms have been redecorated and some with new carpets.

Spacious and welcoming entrance hall benefitting from a fitted floor mat, access to the guest WC, stairs flowing up to the first-floor landing and a useful under stair storage cupboard.

Formal dining room/second reception room, benefitting from being recently redecorated with new carpets, offering the flexibility to be utilised as a playroom or even a ground floor bedroom.

Guest WC with laminate flooring and a white two-piece suite.

Kitchen/breakfast room comprising ceramic tiled flooring, eye and base level fitted units, roll top work surfaces, a stainless steel one and a half bowl sink, a Miele electric oven, a four-ring gas hob with extractor over, space for a fridge/freezer, dishwasher, washing machine and tumble dryer, and French doors opening out to the rear garden.

First floor landing with stairs flowing up to the second floor.

Beautifully finished living room in excellent decorative order, with two windows, one being a bay, to the front elevation and a feature electric fireplace with a timber surround.

Main bedroom spanning the width of the property with double windows to the rear elevation, bespoke fitted wardrobes and a fantastic en suite shower room. The en suite comprises ceramic tiled flooring and walls, a low-level WC, a vanity enclosed wash hand basin and a shower enclosure with a fitted shower over.

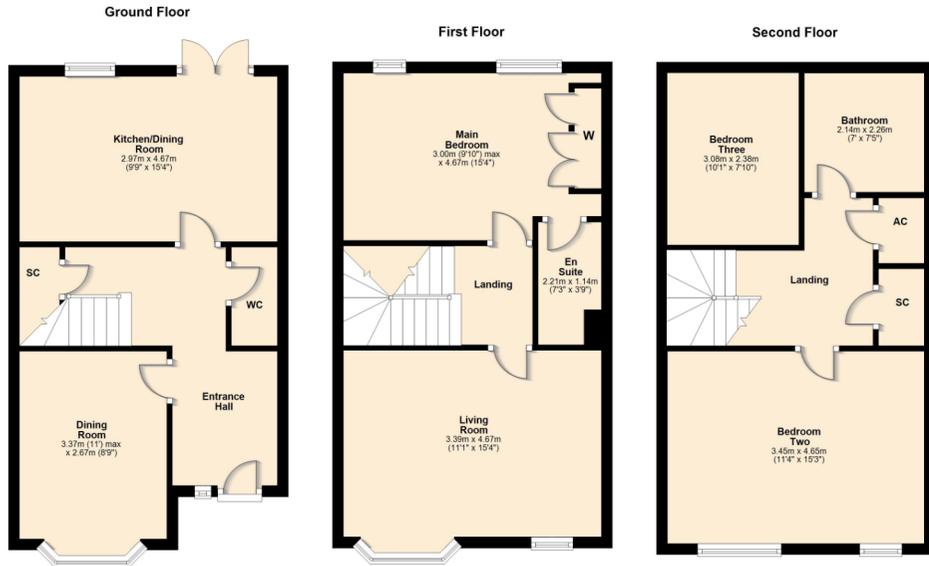
Second floor landing with access to the airing cupboard, a storage cupboard, and the part-boarded attic with a drop-down ladder and light.

Two well-proportioned bedrooms, the second being a very spacious double, spanning the full width of the property, with two windows to the front elevation flooding the space with natural light, and the third bedroom a generous single.

Family bathroom comprising vinyl flooring, ceramic tiled walls and a white three-piece suite to include a low-level WC, a vanity enclosed wash hand basin, and a panel enclosed bath with a fitted shower over.



Neatly tucked away, the property offers a pretty frontage with planted borders and a path to the front door. The property also owns the lawn area and the mature trees on the other side of the path. The delightful rear garden features a block paved path leading from the rear doors, with mature plantings to the right-hand side. Steps lead up to a brick patio offering the ideal space to sit out and entertain with friends and family. The garden benefits from an outside tap and a timber gate leads out to the parking for one car and the single garage.



\*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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