



Connells

Hopton Fields
Market Harborough



Property Description

NO ONWARD CHAIN

This three-bedroom recently renovated mid-terraced home is offered to the market with no onward chain.

The accommodation benefits from a modern gas central heating boiler, and briefly comprises: Entrance hall, lounge, kitchen/diner, landing, three bedrooms and a bathroom.

There is also off road parking at the front, a good size private garden and garage in a block.

The property is located in Market Harborough, a desirable market town in Leicestershire. It is situated in a quiet, well-established residential area on the northeastern edge of the town.

The property is within walking distance to Farndon Fields Primary School and Welland Park Academy, making it a popular area for families.

Town Centre and train station are within easy reach and there is convenient road access to the A6, linking to the Leicester and Kettering.

Farndon Fields Farm Shop, a highly regarded local food retailer is nearby, along with supermarkets, independent shops, cafes, pubs and medical facilities area all within a short drive or walk.



Entrance Hall

Bright and welcoming entrance hall

Kitchen/Diner

Newly fitted kitchen with laminate flooring. Sliding double-glazed patio doors opening out to the rear garden. Double-glazed window to the rear. Integrated oven and a cooker hood and a space and plumbing for washing machine.

Lounge

Recently decorated bright lounge with understairs storage cupboard, new carpets and a new door. Radiator. Opening through to extended living/dining/kitchen.

First Floor Landing

Storage cupboard

Bedroom One

Double-glazed window to front elevation. Radiator. Television point.

Bedroom Two

Double-glazed window to rear elevation. Radiator.

Bedroom Three

Double-glazed window to front elevation. Radiator. Fitted wardrobes.

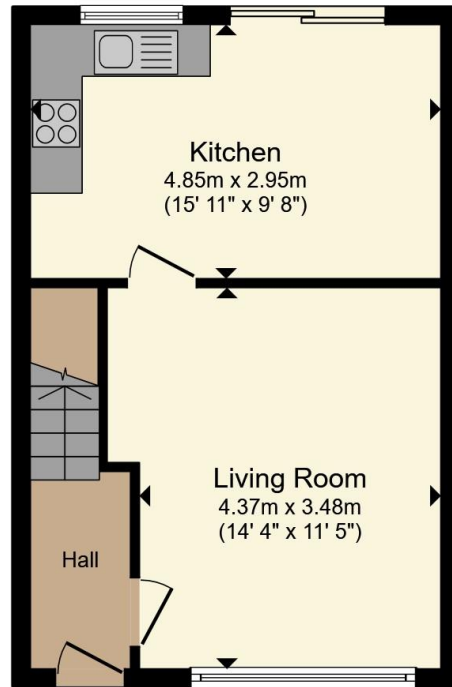
Bathroom

Fully tiled new bathroom with three piece suite including, bath, low level WC and wash hand basin with storage

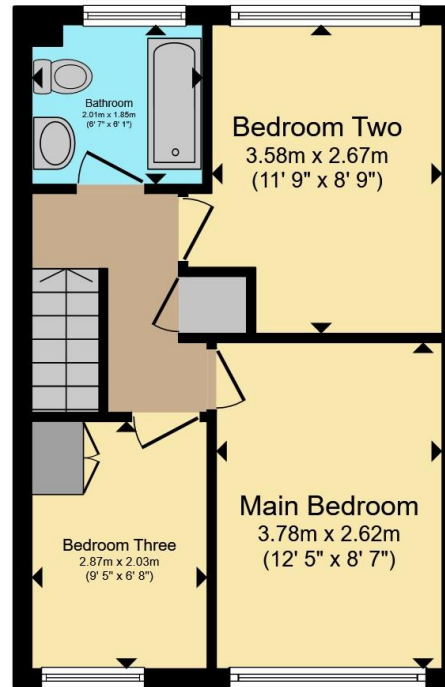








Ground Floor



First Floor

Total floor area 70.9 m² (763 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01858 465 921

E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MKH308389



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MKH308389 - 0005