



**HENDERSON
CONNELLAN**
ESTATE AGENTS

"Extended Proportions With A Modernised Interior!"

Boasting a generous layout with a desirable extension, a fully modernised interior and offered for sale with no chain, this three bedroom detached bungalow is sure to impress!



Argyle Park,
Market Harborough
LE16 9JH





After undergoing recent renovations the property is ready to move in to with two new bathrooms, new carpeting, a re-decoration throughout and electrical tests obtained!

The property offers a sought-after location within walking distance of the town centre, the popular Farndon Fields Farm Shop, post office and other local amenities. The local primary school, local playing field and countryside are all within a stones throw. There is also a fantastic bus route providing access to the town centre and beyond.

Entrance is gained into the inviting entrance hall, freshly decorated and with new carpets offering a welcoming feel. There is also access to the loft hatch with a pull down ladder and lighting.

Beautifully appointed kitchen/breakfast room offering a truly impressive space with high ceilings, two skylight windows a rear window and door leading out to the garden. The kitchen offers space for a small central table and chairs and comprises a range of high gloss eye and base level units, an oak worktop with upstand and a stainless steel one and a half bowl sink. There is an integrated fridge, dishwasher and a double 'Bosch' oven with a 'Neff' four ring induction hob with extractor hood over.

Separate utility room benefitting from additional unit storage, space and plumbing for a washing machine and under counter freezer.

Impressive living/dining room overlooking the garden with a generous window, immaculate carpets and a stunning, remote-controlled gas fireplace with a Portuguese stone surround.

Luxury bathroom of a generous size featuring floor to dado height tiling, access to the two storage cupboards, a heated towel rail and a three piece suite. The suite comprises a free standing, oval bath with floor mounted chrome tap and shower head, a vanity enclosed wash hand basin and a low level WC.

Additional, modern shower room benefitting from attractive tiling, a chrome heated towel rail and a three piece suite. The suite incorporates a corner shower enclosure, a vanity enclosed wash hand basin and a low level WC.

Three good sized bedrooms, two of which are double in size and situated to the front elevation with a desirable south facing aspect flooded with natural light. The third bedroom is situated to the side elevation offering a private aspect, making an ideal small double bedroom, study or hobby room.

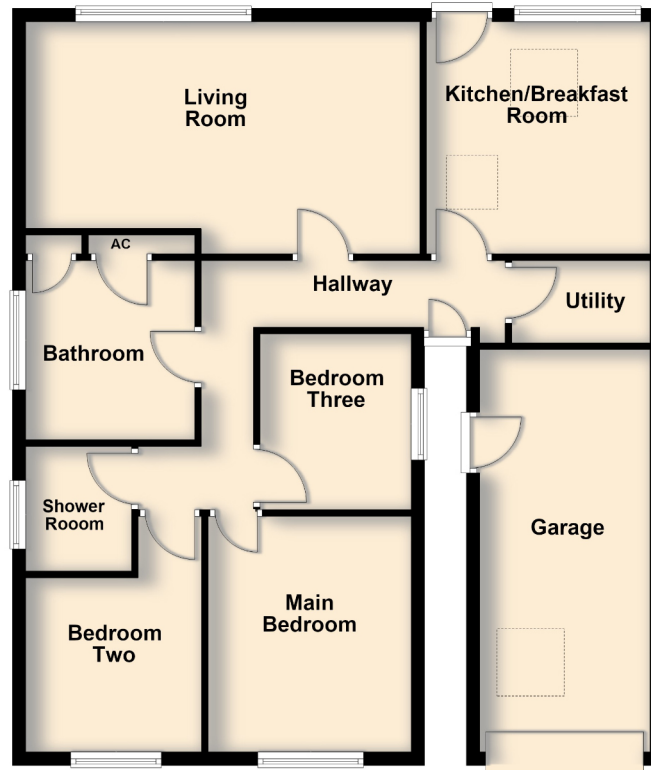
Single garage finished to a high standard with an electric roller door, side personnel door, velux window, power and lighting.

Set back from the road, the property occupies a sought after cul de sac position with a neat, lawned frontage. There is a hardstanding driveway providing off road parking for one car, access to the single garage and a paved path leads to the front door. The property's generous frontage enables further off road parking to be created if desired and there is side access to the rear garden.

The rear garden offers a desirable setting with its excellent degree of privacy enclosed by timber fencing and established trees and shrubbery. The garden boasts a generous paved patio area perfect for seating and entertaining, and there is a main lawn area with a host of well stocked planted borders to include an apple tree.



Ground Floor



Kitchen/Breakfast Room - 3.33m x 3.45m (10'11" x 11'4")

Living Room - 5.87m x 3.33m (19'3" x 10'11")

Main Bedroom - 3.02m x 3.51m (9'11" x 11'6")

Bedroom Two - 2.62m x 3.53m (8'7" x 11'7")max

Bedroom Three - 2.41m x 2.62m (7'11" x 8'7")

Bathroom - 2.51m x 2.67m (8'3" x 8'9")

Shower Room - 1.57m x 1.85m (5'2" x 6'1")

Garage - 2.54m x 5.74m (8'4" x 18'10")



*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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