



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Bellfields Street, Market Harborough

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"Attention First Time Buyers"

Situated on an established road in the heart of Little Bowden, this impressive mid-terraced property boasts a high standard of finish throughout with a south-west facing garden, making it an ideal purchase for first time buyers or downsizers!

Conveniently located within walking distance to local parks, the town centre, schools, and the train station with commuter rail links to London within an hour.

Entrance through the uPVC front door leading into the living room in excellent decorative order with high quality LVT flooring, storage fitted into the chimney recesses and open through to the kitchen/dining room.

Spacious kitchen/dining room boasting continued LVT flooring, a door out to the rear garden, stairs flowing up to the first floor, and ample space for a six-seater dining table and chairs.

The modern kitchen comprises a host of eye and base level fitted units, roll top work surfaces, a stainless-steel inset sink with draining board, an integrated electric cooker with a four ring induction hob, an integrated dishwasher, and space for a washing machine and freestanding fridge/freezer.

Stairs rise to a first floor landing with a loft hatch to a partially boarded attic with a drop down ladder.

Charming main bedroom in excellent decorative order with built in fitted wardrobes.

The second bedroom is also double in size, with a generous storage cupboard, a window overlooking the south facing garden.

Modern bathroom featuring attractive wall tiles, a chrome heated towel rail, an airing cupboard and a white four piece suite to include a panel enclosed bath, a shower cubicle with a rainwater shower head and additional shower wand, a pedestal wash hand basin and a low level WC.

The property features a neat frontage enclosed by charming wrought iron railings, a large flower bed and a red brick block paved pathway leads to the front door.

The delightful south-west garden is a true sun trap and has been designed with low maintenance in mind. The garden features two paved patio areas ideal for outdoor entertaining, a host of well stocked planted borders and a fantastic part timber/brick built shed. The shed space has been divided into a store and office combined with power, lighting, a stable style door and a uPVC window.

Steps rise to a gate providing rear access to the property, alongside free parking access in a small public car park. A side gate leads to the front elevation through the neighbouring gardens. One neighbour has the right of access across this garden.

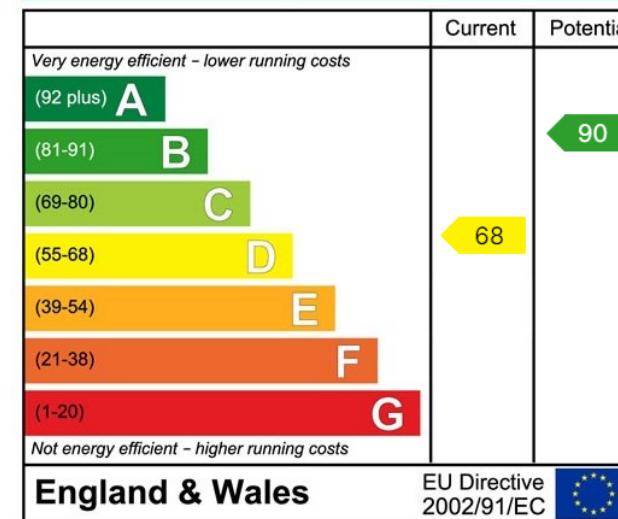




- Living Room - 3.33m x 3.02m (10'11" x 9'11")
- Dining Room - 3.33m x 3m (10'11" x 9'10")
- Kitchen - 2.72m x 1.68m (8'11" x 5'6")
- Main Bedroom - 3.33m x 3.05m (10'11" x 10'0") max
- Bedroom Two - 3.05m x 2.41m (10'0" x 7'11")
- Bathroom - 3.33m x 1.7m (10'11" x 5'7") max



Energy Efficiency Rating



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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