



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Arden Close, Market Harborough, LE16 7DA

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“A Plot to Impress!”

Situated on a substantial sized corner plot with an extensive south facing garden, a detached garage and nestled within a cul de sac; this two bedroom property is sure to impress, offering more than what meets the eye!

Located within very close walking distance of the train station boasting excellent commuter links into London in under one hour! Market Harborough’s thriving town centre is within close walking distance with access to fantastic amenities, as well as the local primary and second schools.

Entrance is gained through the entrance porch with the front door providing access through the inviting entrance hall.

The spacious hallway benefits from access to a useful storage cupboard and stairs rise to the first floor.

Beautifully appointed living room situated to the front elevation with a generous window injecting an abundance of natural light and a view of the desirable cul de sac beyond. The well-presented space benefits from a remote controlled electric fire with a solid stone surround, hearth and mantle, offering a fantastic focal point to the room.

Fitted kitchen comprising tiled flooring, a view of the generous rear garden with a south facing aspect and ample space for a dining table and chairs. The kitchen comprises a range of shaker style eye and base level units, a roll top worksurface, tiled splashbacks and one and a half bowl, stainless steel sink with draining board. There is also a free-standing cooker and space for a fridge and washing machine. Side conservatory making the perfect garden room with ample room for seating overlooking the garden.

Ground floor shower room with floor to ceiling tiling and incorporating a three piece suite to include a corner shower enclosure, a low level WC and a pedestal wash hand basin.

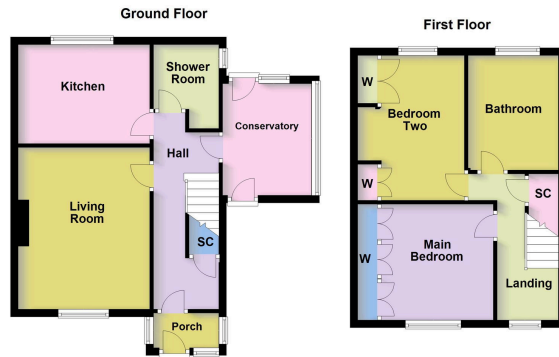
Stairs rise to the first floor landing boasting a loft hatch into the attic space; an airing cupboard housing the modern combi boiler and a generous window flooding the landing with natural light. Two double bedrooms, both of which enjoy a host of fitted wardrobes and storage.

Family bathroom being larger than you would expect; formally a bedroom but converted into a luxury sized bathroom. The bathroom offers tiled walls to dado height and incorporates a three piece suite to include a panel enclosed bath, a low level WC and a vanity enclosed wash hand basin.

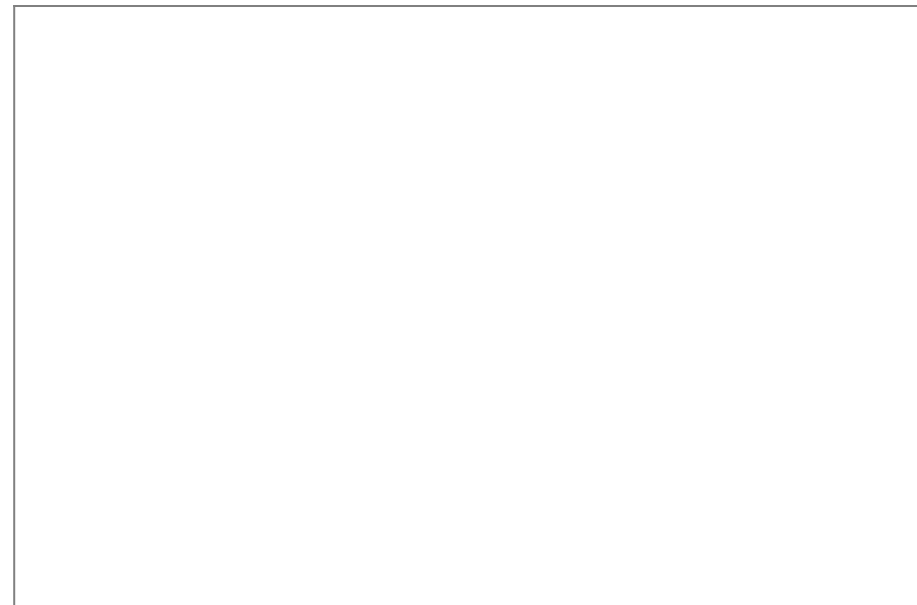
Nestled within a desirable cul de sac, the property boasts the perfect position being neatly set back and situated on an extensive corner plot. The sweeping blocked paved driveway leads upto the property’s attractive frontage providing off roads parking for a minimum of three cars and this flows up to the front porch. The frontage comprises a gravelled section with well stocked planted borders and double iron gates are located to the side elevation enclosing the garden or offering potential for a further off road parking space.

Occupying a corner plot, the south facing rear garden is larger than average set on a substantial wrap around plot. The garden is truly impressive offering a rare opportunity with its generous size, south facing aspect and well-maintained finish. There are a variety of sections comprising an elevated block paved patio area perfect for seating and steps with a timber arch lead down to the extensive main lawn. The well-kept lawn is surrounded by well scoped planted borders, established shrubbery and mature trees. To the side elevation is a timber shed and access to the detached oversized garage with a front and side door.





- Living Room - 4.27m x 3.45m (14'0" x 11'4")
- Kitchen - 3.43m x 2.62m (11'3" x 8'7")
- Shower Room - 2.21m x 1.73m (7'3" x 5'8")
- Conservatory - 3.02m x 2.34m (9'11" x 7'8")
- Main Bedroom - 3.02m x 2.95m (9'11" x 9'8")
- Bedroom Two - 3.89m x 2.82m (12'9" x 9'3") max
- Bathroom - 3.02m x 2.41m (9'11" x 7'11")



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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.

