



**HENDERSON
CONNELLAN**
ESTATE AGENTS

73 Hammond Way, Market Harborough

3 1 1



“The Potential and Proportions Combine...”

...to form this impressive and sizeable detached bungalow, situated in a popular and established area of the town and boasting over 1200 square feet of spacious living, three double bedrooms and a single garage!

Entrance through the uPVC front door leading into the porch with a timber door flowing through into the entrance hall. The entrance hall features a spacious storage cupboard, ideal for ample coat and shoe storage.

Well-proportioned living/dining room boasting three windows over a dual aspect flooding the room with natural light. There is ample space for a large dining table and chairs and a door leads through into the kitchen.

The kitchen comprises ceramic tiled flooring, a host of eye and base level fitted units, roll top work surfaces, a stainless steel sink, a freestanding gas cooker, a breakfast bar and a door through to a rear porch with two pantry cupboards and a door out to the rear garden.

The inner hallway flows through to the bedrooms and bathroom, with access to the airing cupboard and the attic via a hatch with a drop-down ladder. The attic is an exceptional space, offering the potential for a conversion should a buyer wish and subject to relevant consents.

Three bedrooms, all of which benefit from being double in size with large windows injecting natural light.

Bathroom comprising vinyl flooring, ceramic tiled walls and a five piece suite to include a low level WC, a vanity enclosed wash hand basin, a bidet, a corner shower enclosure and a panel enclosed bath.

Leading from the third bedroom is a fantastic workshop space, benefitting from power and light and a door leading to the garden.

Single garage with a manual up and over door and benefitting from power and light.

The property boasts a very large frontage wrapping around to the left hand side with a raised gravel border with a variety of established plantings and a paved path flowing round. A paved driveway leads to the single garage providing off road parking for two cars and to the right hand side is secure access to the rear garden. The rear garden benefits from a low maintenance design and offers a courtyard feel with a raised patio area offering the ideal space to sit out and enjoy the best of the days sun, with a timber shed providing additional storage.

Living/Dining Room - 7.04m x 4.24m (23'1" x 13'11") max

Kitchen/Breakfast Room - 3.91m x 3.53m (12'10" x 11'7")

Main Bedroom - 3.96m x 3.3m (13'0" x 10'10")

Bedroom Two - 3.45m x 3.3m (11'4" x 10'10")

Bedroom Three - 3.58m x 3.02m (11'9" x 9'11") max

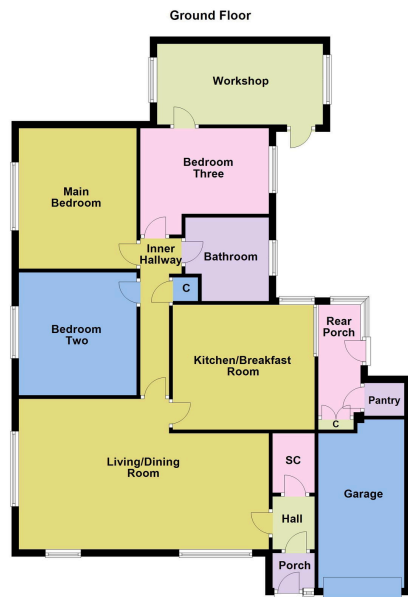
Bathroom - 2.31m x 2.29m (7'7" x 7'6")

Workshop - 4.67m x 2.29m (15'4" x 7'6")

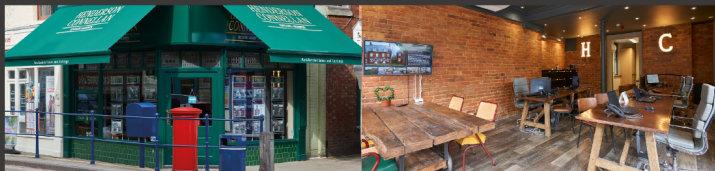
Rear Porch - 3.12m x 1.19m (10'3" x 3'11")

Pantry - 1.12m x 0.91m (3'8" x 3'0")





- Detached Bungalow
- Three Double Bedrooms
- Garage



63 High Street, Market Harborough,
Leicestershire, LE16 7AF

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.

