



**HENDERSON
CONNELLAN**
ESTATE AGENTS

9 Monk Close, Market Harborough LE16 9HX

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"Room To Grow"

Entrance through the timber front door leading into the inviting entrance hall with high quality laminate flooring, stairs rising to the first floor and the guest WC with a two-piece suite.

Beautifully appointed living room boasting a window to the front elevation, high quality laminate flooring and an opening through to the kitchen.

Modern kitchen comprising attractive vinyl flooring, a host of high gloss eye and base level fitted units, a stainless steel one and a half bowl sink, a new integrated electric cooker, a four-ring gas hob, and space for a fridge/freezer, dishwasher and washing machine.

First floor landing with access to the attic via a hatch with a drop-down ladder.

Main bedroom featuring a window to the front elevation injecting natural light, fitted storage and an en suite shower room. The en suite comprises a white three piece to include a low-level WC, a pedestal wash hand basin and a tiled shower cubicle with a fitted shower over.

Two further bedrooms, the second being double in size and both overlooking the rear garden.

Family bathroom comprising attractive LVT flooring, a low-level WC, a pedestal wash hand basin and a panel enclosed bath.

The rear garden features a paved patio area leading from the rear doors offering the ideal space to sit and entertain with friends. A well-maintained lawn area sits enclosed by a wrap-around planted border and a secure timber gate opens out to access to the garage and off-road parking.

Living Room - 4.93m x 3.58m (16'2" x 11'9") max

Kitchen/Dining Room - 4.47m x 2.92m (14'8" x 9'7") max

Main Bedroom - 3.81m x 2.9m (12'6" x 9'6") max

En Suite - 2.03m x 1.55m (6'8" x 5'1") max

Bedroom Two - 2.64m x 2.49m (8'8" x 8'2")

Bedroom Three - 2.49m x 1.17m (8'2" x 3'10")

Bathroom - 2.01m x 1.68m (6'7" x 5'6")





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.

