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ESTATE AGENTS

Cherry Grove, Great Glen

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'A Smart Move'

Perfectly positioned within a desirable residential location, this two-bedroom semi-detached home not only offers a well-presented interior, a delightful rear garden and parking for two cars, but also offers an ideal purchase for first time buyers, investors and downsizers!

Conveniently located within walking distance to the local primary school, shops, church and Leicester Grammar School is just a short drive away. The A6 is easily accessed leading into Leicester and Market Harborough, both with excellent commuter rail links with London St Pancras reached within an hour.

Inviting entrance hall featuring porcelain tiled flooring and a door into the living room.

Beautifully presented living room with a window to the front south-facing elevation, an electric feature fire and stairs rise to the first floor.

Fantastic kitchen/dining room boasting porcelain tiled flooring, LED ceiling spotlights, space for a dining table and chairs, two windows overlooking the garden and a side door providing access to the front elevation.

The kitchen features a host of eye and base level units, a roll-top work-surface, a one and a half bowl sink with a mixer tap and draining board, a single oven, a four ring gas hob with a chimney hood extractor fan and space for a washing machine.

Stairs rise to a naturally light first floor landing with a window to the side elevation and a loft hatch to a partially-boarded attic.

The main bedroom boasts a generous size and is in excellent decorative order with updated carpets, a fitted storage cupboard and positioned to the front elevation with a south facing aspect.

The second bedroom is also double in size with updated carpets and has an outlook of the rear garden.

Well-presented bathroom comprising tiled flooring, ceramic wall tiles, LED ceiling spotlights and a white three-piece suite to include a P-shaped panel enclosed bath with a curved shower screen and shower over, a pedestal wash hand basin and a low-level WC.

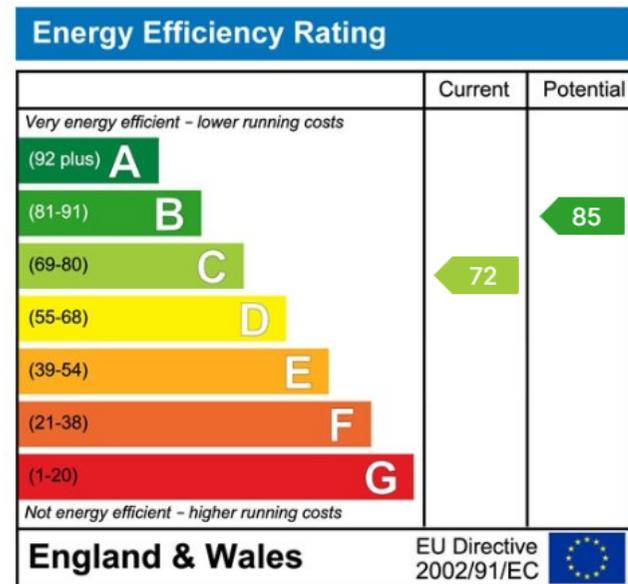
Nestled down a quiet cul-de-sac, the property is neatly set back from the road featuring an attractive frontage with a gravelled driveway providing off road parking for two cars, a side gate to the garden and a paved pathway to the front door.

The rear garden has been beautifully designed featuring two paved patio areas, two timber sheds, well-kept lawn and established plantings. To the side of the garden is a gravelled area with electricity points and access to the driveway.





- Kitchen/Dining Room - 3.71m x 3.07m (12'2" x 10'1")
- Living Room - 4.29m x 3.71m (14'1" x 12'2")
- Main Bedroom - 3.73m x 3.18m (12'3" x 10'5")
- Bedroom Two - 3.12m x 2.11m (10'3" x 6'11")
- Bathroom - 2.16m x 1.5m (7'1" x 4'11")



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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