

for sale

offers over **£300,000** Freehold



Rookwell Drive Market Harborough LE16 8BG

This well-presented **THREE-BED** semi-detached home is offered to the market with **NO ONWARD CHAIN**. Briefly comprising an entrance hall, cloakroom, spacious lounge/dining room, reception room, kitchen and conservatory on the ground floor. With three bedroom and a bathroom on the first floor.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

- Energy Rating: D
- No onward chain!
- South Facing Garden
- Good size additional room downstairs (converted garage)
- Desirable Cul de Sac Location



Property Details

Ground Floor

Entrance Hall

UPVC door to the front, window to front , double radiator, staircase to first floor landing.

Cloakroom

Low level WC, wash hand basin, radiator and a double-glazed window to side.

Lounge/Dinner 21' 3" x 11' (6.48m x 3.35m)

Spacious reception room featuring a fireplace with hearth and gas fire, coving to ceiling, radiator, under-stairs storage cupboard, side UPVC window, and patio doors opening into the conservatory.

Kitchen 10' 2" max x 12' 6" (3.10m max x 3.81m)

Equipped with base and wall units, single sink with drainer, ample work surfaces, and tiled splashbacks. Includes washing machine cooker and cooker hood, integrated fridge & freezer and central heating boiler. Rear-facing UPVC door and window & radiator.

Reception Room 7' 6" x 17' 2" (2.29m x 5.23m)

Front facing UPVC window and radiator.

Conservatory 6' 10" x 10' 11" (2.08m x 3.33m)

Constructed with UPVC and brick, wood-effect laminate flooring, side door, and windows overlooking the garden.

First Floor

Bedroom One 7' 11" x 12' 9" (2.41m x 3.89m)

Double bedroom with radiator, coving to ceiling, built-in cupboard, and front-facing UPVC double-glazed window.

Bedroom Two 9' 6" x 7' 11" (2.90m x 2.41m)

Double radiator, coving to ceiling, and front-facing UPVC window.

Bedroom Three 12' 8" x 12' 6" (3.86m x 3.81m)

Radiator and rear UPVC window overlooking the rear garden.

Bathroom 8' x 7' 3" (2.44m x 2.21m)

Comprising wash basin in vanity unit, WC, panelled bath with Mira shower, tiling to ceiling height, radiator, built-in airing cupboard, and opaque glazed window to the side.

Outside

Driveway parking to the front. The back garden south-facing and private includes a lawn, paved seating area & garden shed storage.





To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308115 - 0017

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk