

for sale

offers in the region of **£325,000** Freehold



Arden Way Market Harborough LE16 7DB

A well-presented three-bedroom semi-detached home offering spacious accommodation throughout, including a generous dual-aspect sitting room, fitted kitchen, family bathroom, ample off-road parking & garage, and an attractive enclosed rear garden.

- Energy Rating: C
- Three-bedroom semi-detached home
- Ideal first-time purchase or family home
- Spacious 20ft dual-aspect sitting room

Property Details

Entrance Porch

Double glazed entrance door leading into the property, with further door opening into the entrance hall. Convenient space for coats and shoes.

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, useful understairs storage cupboard, radiator, and doors leading to the principal ground floor accommodation.

Open Plan Sitting/Dining Room

An impressive dual-aspect reception room measuring over 20ft in length, offering excellent space for both living and dining areas. Benefiting from windows to the front and rear aspects, the room enjoys plenty of natural light.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit and a fan. Space for appliances, and a double glazed window,

First Floor Landing

Double glazed side window, loft access, and doors leading to all bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom with front-aspect double glazed window and radiator.

Bedroom Two

A well-proportioned double bedroom with rear-aspect double glazed window and radiator.

Bedroom Three

A versatile third bedroom ideal as a child's room, guest room, or home office, with front-aspect double glazed window and radiator.

Family Bathroom

rear facing bathroom with fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin, and low-level WC. Obscure double glazed window and radiator.

Outside

Front Garden & Parking

The property enjoys a generous frontage, offering extensive off-road parking with both gravelled and block-paved areas, together with a single garage positioned to the side of the property.

Rear Garden

"A delightful enclosed rear garden, predominantly laid to lawn with established borders, mature planting, paved pathways, and a useful outbuilding which would benefit from refurbishment. Offering a good degree of privacy, it provides an ideal space for outdoor entertaining and family enjoyment."



To view this property please contact Connells on

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MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308358 - 0012

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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