



**HENDERSON
CONNELLAN**
ESTATE AGENTS

29 Saxon Close

2 1 1



“Often Requested, Rarely Available!”

Nestled within the one-off built retirement development, this beautifully presented two-bedroom bungalow offers a location that is often requested for its town centre convenience and picturesque position, making it an opportunity not to be missed!

Built by William Davis Homes in 1995, the property boasts an allocated parking space and a central location within walking distance of the town centre, train station and other local amenities.

Situated within a private warden-controlled retirement complex Saxon Close offers a perfect blend of independent living and communal facilities to include a resident’s lounge and communal gardens which are beautifully maintained by the management company.

Entrance is gained through a composite front door into a welcoming entrance porch with a fitted door mat and a glass panelled door into the living room.

Beautifully appointed living room featuring a window to the front elevation with remote controlled blinds, an electric fireplace with a marble hearth and surround and an emergency pull cord system connected to Harborough Lifeline.

Well-presented fitted breakfast kitchen boasting a window to the front elevation with remote controlled blinds, LED ceiling spotlights, space for a small table and chairs and a generous pantry cupboard.

The high-quality kitchen comprises an array of eye and base level units, a quartz work-surface with a matching splash back and inset draining grooves, a one and half bowl sink with a mixer tap, a Neff ‘slide and hide’ oven, a Neff four ring induction hob, an integrated fridge/freezer and space for a washing machine (current appliance available to stay in situ).

An inner hallway provides access to two well-presented bedrooms, the shower room and a loft hatch.

The fantastic main bedroom boasting a generous size and features bay window overlooking the communal gardens and built in fitted wardrobes with a shelf and railings.

The second bedroom offers the flexibility to be used as a single bedroom and is currently being used perfect garden/reading room with sliding patio doors providing a delightful outlook and access to your own patio area and communal gardens.

Modern shower room comprising ceramic wall tiles, LED ceiling spotlights, an airing cupboard and a white three-piece suite to include a generous double width shower cubicle with fitted assistance seating and handrails, a pedestal wash hand basin and a low level WC.

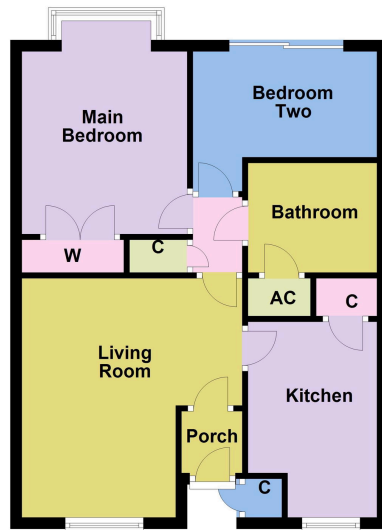
Occupying a desirable plot within Saxon Close with property boasts a neat and attractive frontage with a well-kept lawn, planted borders and a pathway to the front door. The property also benefits from an allocated off road parking space directly in front of the property, with visitor parking bays also available.

Directly adjoining the rear of the property is a paved patio area ideal for seating and further access to the communal gardens.

The property is of leasehold tenure with a 99 year lease from 1995 with an annual service charge of £2225 and nominal ground rent and sinking fund to be confirmed.



Ground Floor



- Living Room - 4.19m x 3.86m (13'9" x 12'8") max
- Kitchen - 3.51m x 2.29m (11'6" x 7'6")
- Main Bedroom - 3.2m x 2.9m (10'6" x 9'6")
- Bedroom Two - 3.23m x 2.21m (10'7" x 7'3") max
- Bathroom - 2.29m x 1.96m (7'6" x 6'5")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

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

